

CHAPTER 4: LAND USE POLICIES AND PROGRAMS



TABLE OF CONTENTS

<u>Title</u>	<u>Page</u>
Table of Contents	4-1
Organization	4-5
I. Areawide Land Use, And Marine Resources Policy	4-6
A. Distribution of Land Uses (Zoning)	4-6
B. Development Within Resource Capacities	4-6
C. Marine Resources Policy	4-6
II. Rural Land Use Policies	4-8
A. Open Space	4-8
B. Agriculture	4-9
C. Rural Lands	4-15

TABLE OF CONTENTS

<u>Title</u>	<u>Page</u>
D. Recreation	4-17
E. Residential Suburban	4-18
III. Morro Bay Fringe Land Use Policies	4-19
IV. Cayucos Land Use Policies	4-20
A. General Policies	4-20
B. Recreation	4-24
C. Residential Single-Family	4-25
D. Residential Multi-Family	4-27
E. Central Business District--General Policies	4-28
F. Office and Professional	4-30
G. Commercial Retail	4-30
H. Commercial Service	4-32
I. Public Facilities	4-33
V. Los Osos Land Use Policies	4-34
A. General Policies	4-36
B. Open Space	4-37
C. Recreation	4-38
D. All Residential Categories	4-40
E. Residential Rural and Residential Suburban--Creekside Area	4-41
F. Residential Suburban	4-42
G. Residential Single-Family	4-43
H. Residential Multi-Family	4-46
I. Commercial and Office Areas	4-48
J. Commercial Retail	4-49
K. Commercial Service	4-52
L. Public Facilities	4-53
VI. Programs	4-54
A. Land Use, Rural Estero Area and Adelaida Planning Area	4-55
B. Land Use, Cayucos and Vicinity	4-57
C. Land Use, Los Osos	4-62
D. State Parks	4-68
E. County Parks, Cayucos and Vicinity	4-70
F. County Parks, Los Osos and Vicinity	4-71

TABLE OF CONTENTS

<u>Figure</u>	<u>Page</u>
4-1: Estero Marine Terminal Ownership	4-14
4-2: Cayucos Hillsides	4-16
4-3: Cayucos Neighborhoods	4-23
4-4: Los Osos Neighborhoods	4-35
4-5: Specific Plan Area West of Cayucos Creek	4-59

<u>Table</u>	<u>Page</u>
4-1: Land Use Category Acreage	4-7
4-2: Cayucos Water Supply and Residential Development	4-21
4-3: Schedule for Completing Recommended Programs	4-73

TABLE OF CONTENTS

THIS PAGE BLANK

ORGANIZATION

This chapter further defines a vision for the Estero Planning Area, discusses addresses land use issues, affecting the Estero Planning Area, sets land use policies, and recommends programs to implement those policies. The chapter is divided into following four sections discuss land use issues and policies by land use category as shown on the maps following Chapter 7: the rural area outside urban reserve lines and the urban areas of South Bay, Morro Bay, and Cayucos.—

- ! **Areawide:** describes issues affecting most or all of the planning area.
- ! **Rural Area:** discusses areas outside of urban reserve lines.
- ! **Morro Bay Fringe Area:** discusses land use issues in rural areas that may influence planning within the city of Morro Bay.
- ! **Los Osos:** discusses the area within the Los Osos urban reserve line.
- ! **Cayucos:** discusses the area within the Cayucos urban reserve line.

Policies and programs for the following special features are discussed in Chapter 6: combining designations, Los Osos habitat conservation, and the Morro Bay Estuary and its watershed.

The last section in this chapter is **Land Use Programs**. It recommends actions to be taken by the county or other public agencies to help implement the goals and policies of this plan (the goals and policies are also implemented by development standards in Chapter 7).

The LUE official maps separate the planning area into land use categories, which define regulations for land uses, density and intensity of use. Land use "programs" at the end of this chapter recommend actions by the county or other public agencies. Chapter 8 contains development standards related to the land use categories to assist in guiding planning area development. Standards define actions required for new development to achieve consistency with the general plan.

I. AREAWIDE LAND USE, AND MARINE RESOURCES POLICY

A. Distribution of Land Uses (Zoning)

The primary method of allocating land use within the planning area is through mapping of 13 land use categories. The uses that are allowed within each category are shown in Table O in Framework For Planning - Coastal Zone. Further limitations on allowable uses may be set by planning area standards in Chapter 7.

The location and distribution of land use categories and the type and intensity of development allowed within them helps carry out the goals and policies of this plan. This plan provides a sufficient amount and arrangement of land use categories (zones) to meet projected population and economic growth until at least 2020, consistent with available resources and services. The location of land use categories is shown on the official maps on file in the Department of Planning and Building. They are also shown on the informational report maps following Chapter 7, but those maps are included for illustrative purposes only--they are not the official maps.

Table E 4.1 summarizes the acreage for of each land use category in the planning area. Land use within the city of Morro Bay is not included in the totals.

B. Development Within Resource Capacities

- 1. Adequate public or private resource capacities shall be available to serve proposed development. Within urban areas, adequate water supply and sewage disposal capacities shall be available to serve both existing and potential development within the community before approval of new land divisions using those services.***

C. Marine Resources Policy

- 1. Make every effort to secure permanent protection and management of the county's significant marine resources using programs and legislation such as the national estuary, state and national marine sanctuary program, and other methods.***

The county's off-shore waters contain environmentally and economically important resources, which are both directly and indirectly affected by land use in the planning area. Important environmental resources include the southern range of the California sea otter, gray whale migration routes and other resources found along the Morro Bay-Pecho Coast and the north Estero Bay rocky intertidal areas. Besides environmental protection, our marine resources are important for commercial fishing, aquaculture, recreation, tourism, scientific study, and their sheer beauty.

Table E 4.1: Land Use Category Acreage¹ –Estero Planning Area

AREAWIDE LAND USE, DISTRIBUTION OF LAND USES

Land Use Categories	Rural Area	South Bay Los Osos	Cayucos	Planning Area Totals	Other Morro Bay Watershed ²
Agriculture	55,201 31,415	-	13	55,214 31,415	10,713
Rural Lands	2,710 731	-	-	2,729 731	752
Recreation	8,139 5,206	83 103	35	8,254 5357	590
Open Space	1,553 1,019	147 537	-	5355 1,700	2,059
Residential Rural	40 34	32 69	-	1,556 72	-
Residential Suburban	101 91	919 729	-	103 1,020	-
Residential Single Family	-	1,061 1,098	178	820 1,239	-
Residential Multi-Family	-	115 80	62	1,278 177	-
Office & Professional	-	30 6	70 4	150 34	-
Commercial Retail	-	60 70	17	12 77	-
Commercial Service	-	23 24	1	86 24	-
Public Facilities	75	117 106	14	25 206	2,865
RMF,RSF,CS,CR ³ (Morro Shores Mixed Use Area)	-	75	-	727 75	-
Total Net Acreage	67,838 39,099	2,587 2,897	321 339	70,746 42,335	16,979
Total Gross Acreage⁴	39,580	3,401	551	43,532	17,023
<p>1 Figures do not include land within city of Morro Bay</p> <p>2 The portion of the Morro Bay watershed that lies outside of the Estero Planning Area (see Fig. 1-1)</p> <p>3 Morro Shores Mixed Use Area Categories: RMF,RSF,CS,CR: 64.05 acres; CR,PF: 8.25 acres; OP,PF: 3.2 acres</p> <p>4 Gross acreage includes road rights-of-way</p>					

! New figures for Los Osos and Cayucos in the preceding table are determined using GIS. They can not be directly compared to the old figures.

! New figures for the rural area can not be directly compared to old figures--old figures do not reflect changes to planning area boundaries in 1990.

II. ~~A.~~ RURAL AREA LAND USE POLICIES

- 1. *Maintain agriculture and the rural character of the area.***
- 2. *Protect agriculture, open space and sensitive resources.***
- 3. *Maintain existing land use categories and agricultural uses in rural areas.***
- 4. *Avoid "leapfrog" development.***
- 5. *Protect ground water supplies for agriculture. Reject proposed general plan amendments that increase density or expand urban areas if resulting development would adversely affect ground water supplies, quality or recharge capability needed for agricultural uses.***

The rural area includes ~~all those~~ lands outside the ~~South Bay~~ Los Osos, Morro Bay, and Cayucos urban reserve lines. It offers a spectacular natural setting: majestic volcanic peaks, green valleys, coastal terraces, and hillsides. The rural area is also valuable for agriculture, ~~tourism, recreation, and watershed protection. The primary use is agriculture including both coastal valley farmlands and hillside rangelands. Recreation land, ranking second in total acreage to agriculture, primarily comprised the two large state parks.~~

A. Open Space

- 1. *Work closely with other agencies to protect and manage sensitive plants and animals, sensitive habitat and other open space features, with emphasis on entire ecosystems.***
- 2. *Slow the process of bay sedimentation, and support efforts to ensure that water quality supports recreation, agriculture, viable commercial fishing and shellfish mariculture industries, and a healthy ecosystem that harbors a diversity of wildlife.***

Open Space categories in the rural area are publicly-owned lands that should generally be maintained in their natural state to preserve environmentally sensitive features and natural beauty. Most areas are available for passive, non-intensive recreational uses, but the level of public use should be compatible with the sensitivity of the land. Areas designated as open space ~~include~~ ~~are~~ state-owned lands in the ~~watershed~~ ~~westerly half~~ of Whale Rock Reservoir, Morro Bay State Park within the unincorporated area, a portion of Morro Bay Estuary, and the "Estero Bluffs" State Park property between Cayucos and Villa Creek west of Highway 1. The Estero Bluffs property extends west of Cayucos for about three miles, between Highway 1 and the shoreline. The property contains valuable scenic, natural and cultural resources, and land uses should be consistent with protection of those resources. ~~-, Morro Bay Dune Preserve Kangaroo Rat Habitat administered by the State Department of Fish and Game, and the state-owned Los Osos Oak. Forest and other areas that from time to time may be also~~

~~designated. Portions of other existing state lands are also designated as open space; in other cases, this is premature until plans are developed clearly distinguishing between recreation activity areas and areas to be maintained in the natural state with little or no public access and use.~~ More details on the planning area's open space features are found in Chapters 3 and 6.

B. Agriculture

- 1. *Provide incentives for landowners to maintain land in productive agricultural use.***
- 2. *Maintain existing Agriculture land use categories in order to protect agricultural resources; do not convert agricultural land to other land use categories or revise planning area standards so as to enable more intensive development.***

~~Approximately 77% of the Estero Planning Area is designated for Agriculture. Mixed irrigated and dry farm croplands occupy most of the valley lowlands, while grazing use predominates in the extensive hilly and mountainous areas. These uses are largely interrelated because much of the farmland produces irrigated and dry farm grain and hay for supplemental livestock feeds. Substantial acreage of row crops, orchards, and garbanzo beans also occur in the area.~~

The continued viability of commercial agricultural production is essential to the planning area and the county as a whole. ~~The preceding policies will help maintain valuable agricultural and open space resources and protect the agricultural integrity of areas such as the Los Osos, Chorro, Morro, and Little Morro Valleys. The California Coastal Act contains strict policies for the preservation of agriculture with particular emphasis on the maximum preservation of prime lands, even where mixed agricultural and non-agricultural uses occur. All irrigated crops and some higher value dry farm crops, notably the large acreage of garbanzos in the area, qualify as prime crops under the state criteria. Thus, Nearly all the valley lowlands in the planning area can be regarded as important agricultural lands, notwithstanding the shortage of water for extensive irrigation. An estimated 65% of the designated agricultural lands are in agricultural preserves and subject to land conservation contracts. The following discussion describes in more detail agricultural practices and needs in urban-oriented portions of the Estero planning area.~~

Los Osos Valley

- 4. Support creation of a greenbelt adjacent to and on both sides of the urban reserve line to clearly define the urban edge of Los Osos, prevent urban sprawl, discourage conversion of agricultural land, and protect unique and sensitive habitat, including wildlife corridors.***
- 5. Promote uses such as high value crop and animal specialties on existing small parcels to help maintain the agricultural integrity of the area.***
- 6. Protect scenic views, especially those of the hillsides and ridges of the Irish Hills as seen from Los Osos Valley Road without interfering with agricultural production.***

In addition to retaining and encouraging agricultural production in the Los Osos Valley, this plan establishes an Irish Hills Scenic Backdrop and a Los Osos Valley Road Highway Corridor Design Area. This is consistent with the intent of the Agriculture and Open Space Element to establish scenic corridors along public roads and highways that have unique or outstanding scenic attributes. Planning area standards in Chapter 7 for those areas will also help implement preceding rural land use policies to protect the rural character of the area, open space and sensitive resources. The primary intent of the Scenic Backdrop and the Highway Corridor Design Area is to protect highly scenic views from heavily-traveled Los Osos Valley Road to the hillsides and ridges of the Irish Hills, thereby maintaining the largely undeveloped, open space character of those areas without interfering with agricultural production. In addition, the standards for those areas will help protect sensitive plant and animal habitats and watershed resources.

~~This broad, flat valley is mostly devoted to dry farm barley and garbanzo production. Flat lands subject to poor drainage are commonly used as dry pasture. Row crops are mostly grown in the Los Osos Valley bottom lands just east of South Bay. Urban development pressures are most pronounced in this area. Previous general planning and zoning included portions of this land in suburban residential categories and allowed division of some of the area into parcels ranging from 2-1/2 to 20 acres. Uses such as nurseries and high value crop and animal specialties should be encouraged on existing small parcels to help maintain the agricultural integrity of the area. Los Osos Valley, in comparison to other coastal valleys, has relatively little land in agricultural preserves. Landowners should be encouraged to participate in this program to stabilize land values and taxes for long range agricultural use.~~

The Morros Peaks Area

- 6. *Protect scenic vistas of the Morros.***
- 7. *Support cooperative efforts to develop a consensus-based plan for the Morros that conserves, enhances and manages its valuable resources, including agriculture.***

The ~~Morros peaks area~~ is the chain of unique volcanic peaks, connecting ridges and associated hills that stretch from San Luis Obispo to Morro Bay and separating the Los Osos and Chorro Valleys. This chain of peaks forms spectacular scenic backdrops and natural landmarks that rise above the valley floor and help define the character of the area. This area is identified as a proposed natural area. ~~The peaks and connecting ridges are designated Scenic Restrictive Lands in the Agriculture and Open Space Element and in the Natural Areas Plan. Plan. Property ownerships in this area commonly include a combination of peaks and ridgetops, slopes used for grazing, and valley farmlands. Substantial portions of the area are in agricultural preserves. For these reasons, the peaks between Camp San Luis Obispo and existing and proposed state lands east of Morro Bay are designated Agriculture with a Sensitive Resource Area overlay (see Chapter 7, Planning Area Standards).~~ Besides their outstanding scenic qualities, the Morros contains valuable agricultural, environmental, historic, cultural, and recreational resources.

The “Morros Planning Area” is located within the Estero and San Luis Obispo Planning Areas and extends from the ocean to the city of San Luis Obispo near Cerro San Luis. The primary study area totals about 13,000 acres. A specific plan is being prepared for the Morros Planning Area, consistent with the goals and policies of this plan. The specific plan should deal with issues such as protecting and enhancing agricultural viability, protecting natural resources, and providing recreation. A guiding principle should be to balance concern for property rights with protection of resources.

Chorro Valley

~~Agriculture in this valley primarily involves mixed irrigated and dry farm field and grain crops. Property sizes are generally large and extend into adjacent hillside rangelands. Some state-owned land near Camp San Luis Obispo is leased for farming. There are two clusters of small rural lots located at the intersections of Highway 1 with San Bernardo Creek Road and San Luisito Creek Road. In general, parcels of 1 to 5 acres are not being used for vegetable production. To protect the agricultural integrity of the valley, lands adjacent to these clusters should not be allowed to divide into sizes smaller than 20 acres. Substantial protection, however, is already afforded by the extensive agricultural preserves and state and federal owned land in the area.~~

Chorro, Morro, and Little Morro Valleys

- 8. ~~This area should be Protected~~ *the Chorro, Morro and Little Morro Valleys for continued agricultural use, retaining the larger parcels for cropland and grazing uses while allowing plant and animal specialties on smaller parcels.***
- 9. *Prevent urban development outside the Morro Bay city limits, and direct future growth onto developable, non-prime lands within the city.***

~~These valleys contain a variety of irrigated and dry farm crops and pasture. Planting of avocado orchards in the upper reaches of the valley has been a significant development in recent years. Property sizes are variable; some are intensively used 10 and 20 acre parcels, while some valley lands are portions of cattle ranches used for supplemental feed production. Rich farmland just east of the Morro Bay city limits was divided into 10 and 20 parcels in the mid-1970's.~~

Southern Marine Terrace ~~Northern Area~~

- 10. *Protect open space and sensitive resources on the coastal terrace to the south of Cayucos.***

~~Narrow valleys in the northern part of the planning area, including Toro Creek, Old Creek, Cottontail Creek, and Villa Creek, contain irrigated and dry farm uses associated with the livestock industry of this area. Avocado orchards have been planted in the upper sheltered portions of some of these valleys. Agricultural preserves involve most of the land north of Highway 1, but none have been established on the marine terrace south of the highway. Although the terrace west of Cayucos has soils suitable for farming, the lack of water has largely limited use to grazing.~~ *Due to the area's sensitive habitat and scenic character, and the community's desire to maintain a hard edge around Cayucos, urban or suburban development is not appropriate. Instead, it should occur within the existing Cayucos urban reserve line. California Coastal Act policies to concentrate development in and adjacent to existing urban areas, the lack of water, and the highly scenic character of this area make it best suited for continued non-prime agricultural uses.*

~~The Standard Oil Company storage tank farm is located in the hillsides between Cayucos and Morro Bay. The plan designates the area for agriculture and an Energy Area Combining Designation will overlay the area.~~

Estero Marine Terminal Property (see Figure 4-1) ~~Industrial~~

- 11. *Require a plan for the decommissioning of marine terminal facilities, correction of any hazardous conditions, and restoration of the site to enable future use that is consistent with the Agriculture land use category.***
- 12. *Pursue improved coastal access and amenities such as a bicycle and pedestrian path connection between Cayucos and the city of Morro Bay.***

The marine terminal and associated petroleum storage tanks on the hillsides near Highway 1 and Toro Creek Road are considered non-conforming uses and are no longer in active use. Storage tanks and other above-ground equipment should be removed, and the site should be restored and environmental hazards mitigated as needed. All subsequent development should be consistent with the Agriculture land use category. However, in the event that an appropriate elementary school site is selected on this property in close proximity to the Cayucos urban reserve line, the urban reserve and services lines should be extended to include the school site, and the needed land use category change should be initiated. Intensive development of this area is not intended, and its open space character needs to be preserved. ~~An area designated for industrial use is located in the central portion of the planning area at Toro Creek. This area encompasses the near Toro Creek Road is developed with office complex, pumping stations, partial processing facilities and intermediate storage facilities for the existing Chevron, USA Marine Terminal and petroleum tank farm. The associated petroleum storage tanks located on the adjacent hillside ridge lines are outside the coastal zone and are designated agriculture with an Energy and Extractive Area combining Designation.~~



Figure 4-1: Estero Marine Terminal Ownership

C. Rural Lands

~~An area designated Rural Lands is located in the northeastern corner of the planning area. This area is characterized by steep slopes, dense vegetation, and property ownership sizes generally too small to support viable cattle grazing operations. The area is accessible via Santa Rita Old Creek Road.~~ **NOW IN ADELAIDA PLANNING AREA**

Cayucos Hillsides (see Figure 4-2)

- 1. *Facilitate discussion and pursue agreements between owners of lots in the Cayucos hillsides, the community of Cayucos and conservation organizations in order to resolve hillside development issues.***
- 2. *Continue to acquire retain properties acquired through tax defaults and either retain them in public ownership, pursue strategies such as agreements with non-profit conservation organizations to maintain the properties in open space use, or enable mergers with adjacent agricultural land that permanently retain the properties in agricultural or open space use.***

~~The hillsides portions of the undeveloped Morro Rock View and Morro Strand subdivisions east of Cayucos were excessively subdivided many years ago in relation to the steep slide-prone character of the slopes. Because of the limited develop-able area, it would be difficult and costly to provide the area with property access and urban services. Except for possible future adjustments to the urban reserve line near the base of the hillsides following extensive study of the geologic stability, the area should remain in very low density use.~~ These lots are included in the Rural Lands land use category and lie outside of the Cayucos urban reserve line in order to reflect the current unavailability of urban services and facilities such as community water and sewage disposal. All of these lots are subject to a high or very high potential for landslide hazards, according to the Safety Element of the County General Plan. The lack of services and facilities, together with the need for providing appropriate access and a solution to drainage, geologic and slope stability concerns, has posed obstacles to development of this area to date.

At this time, development in the hillsides is unlikely and highly problematic. However, creative solutions to concerns about development in these hillsides could be explored through a dialogue between lot owners and the community. Possible solutions include either or both of the following, which could apply to portions of or to the entire hillsides:

- ! Formation of a regional open space district or other entity that will fund acquisition of hillside lots over a long period of time and maintain them as open space. Formation of such a district is subject to voter approval.**
- ! Participation in a transfer of development credits (TDC) program that allows development credits to be transferred away from hillside lots to locations that are more suitable for development near Cayucos.**

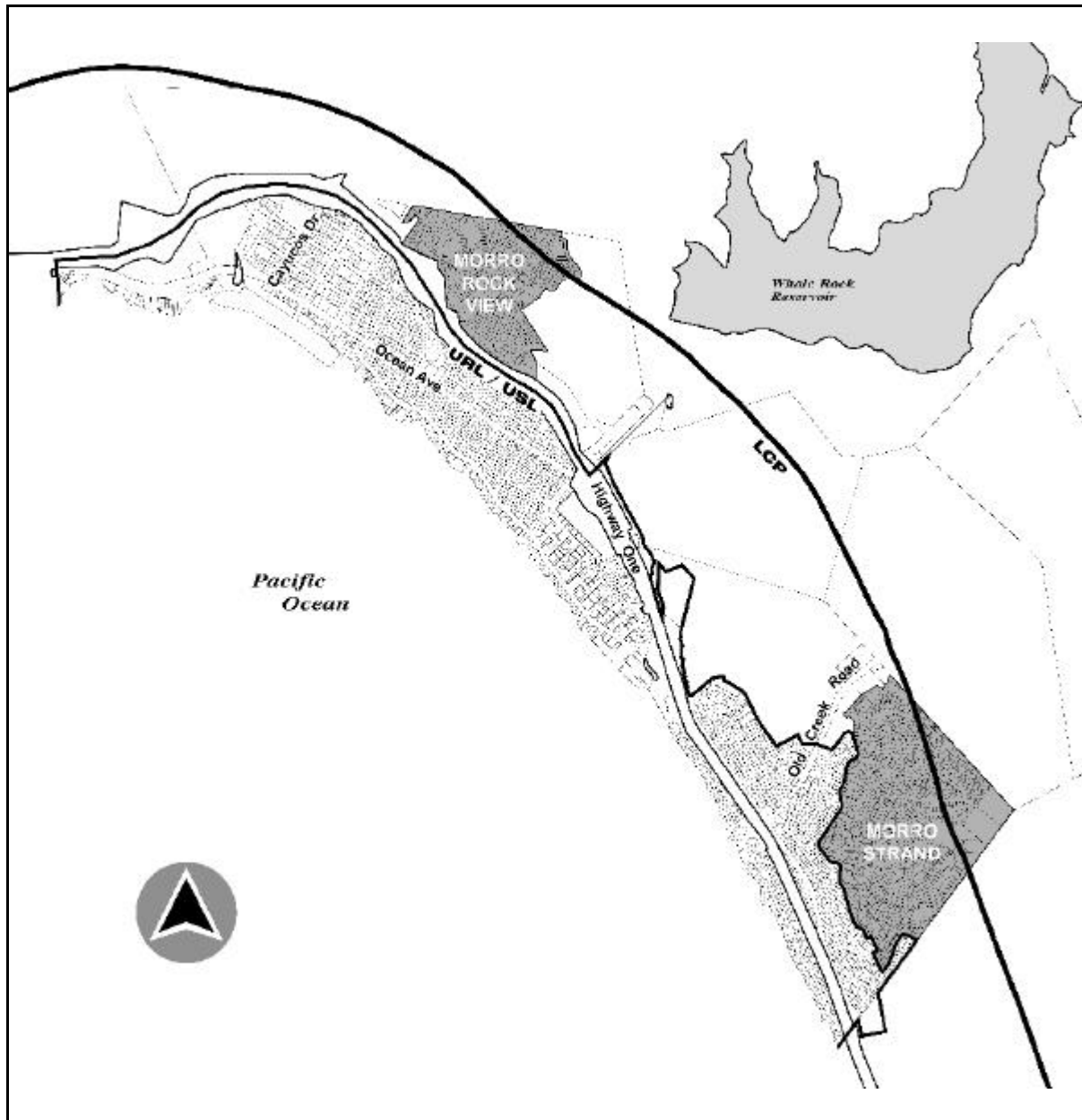


Figure 4-2: Cayucos Hillside

Until a comprehensive solution is found to the concerns about development of the hillsides, the county should continue to retain properties acquired through tax defaults in order to reduce potential environmental impacts of development on these relatively small lots. Such properties could eventually be assembled into an open space preserve or greenbelt maintained by the county or another entity.

D. Recreation

- 1. *Promote development of recreational and visitor-serving uses, consistent with protection of agriculture and sensitive resources.***
- 2. *Locate new intensive recreational facilities and major visitor-serving commercial development within or immediately adjacent to urban areas on sites that do not contain prime agricultural land or significant sensitive habitat.***
- 3. *Limit uses to open space, recreation and visitor-serving-related uses.***
- 4. *Pursue improved coastal access and amenities south of Cayucos, such as a bicycle and pedestrian path connection between Cayucos and the city of Morro Bay.***

The outstanding natural setting of the planning area offers great potential for recreational and visitor-serving and tourist-oriented development, including lower-cost facilities. Such development can help meet the public's need for recreation and visitor services, while benefitting the economies of local communities and the county as a whole.

~~A large portion of the Estero Planning Area is designated for recreation. This includes major state park holdings in the non-urban areas including: 1) Montana de Oro State Park; 2) Morro Bay State Park; 3) Atascadero State Beach; and 4) Morro Strand State Beach. These areas encompass most of the immediate coastal frontage from Cayucos to Point Buchon and the lands surrounding Morro Bay. Activities available within these parks are primarily passive uses including beach walking and sunning, shoreline viewing and exploring, hiking, and camping. Golf courses in the area are the 18-hole course in Morro Bay State Park and a 9-hole course at Sunset Terrace in South Bay.~~

~~Montana de Oro and Morro Bay State Parks are continuing to expand to include unique and sensitive resources around Morro Bay and adjacent scenic hills. The State is in the process of acquiring Cerro Cabrillo to consolidate holdings on the east side of the Morro Bay marshlands.~~

~~The State Department of Fish and Game has recently acquired 40 acres of land adjacent to Morro Bay State Park and south of Shark Inlet to help protect the habitat of the endangered Morro Bay kangaroo rat. The area north to the bayfront is private land presently being acquired to consolidate the public holdings in this area.~~

~~Whale Rock Reservoir is being planned for limited public access for fishing. State-owned land surrounds the lake, but only the easterly and northerly shores are accessible and usable. The westerly shore is a narrow fringe of varied terrain more appropriately classified as open space.~~
NOW IN ADELAIDA PLANNING AREA

~~Future intensive recreation uses are identified in the urban area plans. They provide for localized neighborhood-related facilities and further identification of sensitive environmental resources recommended for purchase and inclusion within state park holdings or similar public ownership.~~

~~A small node of the recreation designation is located to the east of the city of Morro Bay. This reflects an area of existing urban type uses including two membership organizations serving the surrounding communities and a mobilehome and recreation vehicle park which was approved as a phased development through a conditional use permit.~~

E. Residential Suburban

- 1. *Do not move urban reserve lines to encompass existing Residential Suburban categories outside existing urban reserve lines.***
- 2. *Retain the existing land use categories, but do not expand them or increase allowable densities.***
- 3. *Direct suburban development to areas within the Los Osos urban reserve line that are suitable for development.***

An area of mostly one-acre lots on the north side of Los Osos Valley Road between the Los Osos Valley Memorial Cemetery and Los Osos Creek is ~~designated Residential Suburban~~ **excluded from the Los Osos urban area in order to maintain the integrity of the existing urban reserve line and avoid setting a precedent for urban sprawl next to prime agricultural land.** ~~this relatively small, isolated tract is bordered on three sides by prime agricultural land the area is to remain outside the South Bay urban reserve line with no further expansion of suburban uses to be allowed. Moreover, substantial undeveloped Suburban areas occur in the eastern part of the South Bay urban reserve area.~~

~~An~~ **Another** area of 1 to 5 acre homesites is at the intersection of San Luisito Creek Road and Highway 1. ~~This area is surrounded by prime or potential prime agricultural lands and other lands suitable for agriculture, and expansion of this category or increases in allowable density should not be permitted. should not be allowed to expand for residential uses.~~

III. ~~€.~~ MORRO BAY FRINGE ~~URBAN AREA~~ LAND USE POLICIES

- 1. *Prevent urban development outside the Morro Bay city limits, and direct future growth onto developable, non-prime lands within the city.***
- 2. *Establish a "project referral area" that includes the Morro and Chorro Creek hydrologic basins within the sphere of influence of the city of Morro Bay. Refer to the city for its review and comment proposed development subject to discretionary review.***

The city of Morro Bay is ~~centrally located within the Estero Planning Area~~ **between the communities of Los Osos and Cayucos.** The urban reserve line is located at the city limits. This reflects ~~the existing service constraints, as well as the availability of substantial undeveloped areas within the existing city limits that can accommodate future growth. for in-fill.~~ As service capacity concerns are resolved, the URL should be reviewed. In addition to the URL and USL, the Local Agency Formation Commission has adopted a Sphere of Influence and Sphere of Service Line which defines that agency's growth recommendations for the city of Morro Bay. It should be noted that there are substantial differences between the urban reserve line and the adopted Sphere of Influence.

To ensure cooperative land use planning between the city and county, a "project referral area" ~~is will be~~ established around those lands that may have an influence on land use planning within the city's **sphere of influence** ~~urban reserve area.~~ **Since** water availability from the Morro and Chorro Creek groundwater basins is of great concern to the city, the **project** referral area ~~should~~ **includes those areas.** ~~the Morro and Chorro hydrologic basin boundary as defined in the city of Morro Bay Water Management Plan February 1981, prepared by Brown and Caldwell. Non-ministerial development which results in the use of more than 1 acre foot water per year should be referred to the city for their review and comment. This area will be defined jointly by the city of Morro Bay and the county after the adoption of Morro Bay's Local Coastal Plan.~~

This plan should be periodically reviewed to determine if changes are needed ~~As with other incorporated cities, the county Land Use Element is to be brought to public hearing at the next scheduled General Plan Amendment hearing date to consider adoption of changes to reflect the city general plan, should it the plan conflict with county policies.~~

IV. D. CAYUCOS URBAN AREA LAND USE POLICIES

~~The Cayucos is a picturesque, seaside community located urban area approximately three miles north of the city of Morro Bay, at the gateway to the scenic north coast. is the northernmost community in the planning area. The Cayucos urban area is located in a spectacular natural setting, as the community lies on the coastal terrace, enjoys beautiful views of Estero Bay and the Pacific Ocean, and is closely bordered by a scenic backdrop of steep hillsides on the north and east.~~

~~The land within the urban reserve line (URL) encompasses about of Cayucos totals some 550 321 acres. Development should occur within the existing URL, primarily on existing lots. encompasses existing development and allows for infilling of vacant lots. It specifically excludes the undeveloped "paper" subdivisions on adjacent steep hillsides because of high landslide risks and inadequate provision for utility infrastructure. No major blocks of vacant land are available for development within the URL, with the possible exception of the area inland from the Locarno Tract.~~

~~Cayucos is divided into separate neighborhoods by Highway 1 and several drainage courses for reference purposes. These areas are named and shown in on Figure 4-3 6-2.~~

A. General Policies

- 1. Provide for development that meets the needs of residents and visitors and that can be sustained by available public facilities and resources.**
- 2. Generally do not expand the urban reserve line (URL) shown in this plan.**
- 3. Support efforts to acquire and develop a new elementary school on an appropriate site as close as possible to the existing urban reserve line. In the event that an appropriate elementary school site is selected outside and in close proximity to the existing URL, the URL and urban services line should be extended to include that site, and the needed land use category change should be initiated.**
- 4. Encourage "in-fill" development within the existing URL that emphasizes mixed uses.**
- 5. Support creation of a greenbelt adjacent to the urban reserve line to clearly define the urban edge of Cayucos, prevent urban sprawl, maintain agricultural resources, protect critical habitat of sensitive plants and animals, and protect scenic qualities. Offer incentives for landowners to participate in a greenbelt program.**
- 6. Increase opportunities for affordable housing by allowing limited residential development in office and commercial areas.**

7. ***Retain properties acquired through tax defaults where the entire lot is located on slopes greater than 30 percent or within a Geologic Study Area combining designation in order to reduce potential impacts of development (see Chapters 6 and 7).***
8. ***Phase development in accordance with available water supplies.***

The following table gives an example of estimates of the amount of development within the Cayucos Urban Reserve Line that could be accommodated by different amounts of water, using various assumptions. It is meant to be illustrative only, consistent with Program A7, Agricultural Water Supplies, in Chapter 3, Section III in this plan. The actual amount of development that could be accommodated will vary depending on factors such as actual water usage, water conservation programs, ratio of residential to non-residential development, and occupancy rates. This table does not separately address the district of each of the three water purveyors. For additional information on water supply, please refer to Chapter 3, Section II, Public Facilities, Services and Resources: Status, Needs, Policies.

Table 4-2: Cayucos Water Supply and Residential Development

Scenario	Time-frame	Total Water Supply (acre-feet per year)	Dwelling Units (buildout: 2,505)
1	short-medium	600	2,438
2	medium-long	600	2,472
3	long-term	710	2,894
4	long-term	760	3,084

Assumptions:

- A 10% planning "cushion" is included in the demand figures as required by the Board of Supervisors
- Water use for existing development: 0.2643 acre-feet per dwelling per year
- Water use for new development: 0.2254 acre-feet per dwelling per year
- The ratio of residential to non-residential development will remain constant in the future such that residential development will account for about 86% of the total residential plus non-residential water demand
- Water demand for the cemetery will remain constant at 18 acre-feet per year
- "100 percent retrofitting" assumes a 20% reduction in water demand for existing residential development and a 10% reduction in water demand for existing non-residential development

Scenario 1: 70% occupancy for existing development; 91% for new development

Scenarios 2, 3, 4: 100% retrofitting; 87.25% occupancy for existing development and 91% for new development (these occupancy rates are currently seen as being the most realistic, as they are based on recent occupancy data provided by the Cayucos Area Water Organization water purveyors)

Scenarios 3,4: Supplemental water obtained; **a general plan amendment would be needed to exceed the buildout of 2,505 dwelling units under this plan; for example, changing RMF density of to 15 dwelling units per acre (see land use program regarding multi-family density in the following Section VIB) would result in a buildout of 2,796 dwelling units**

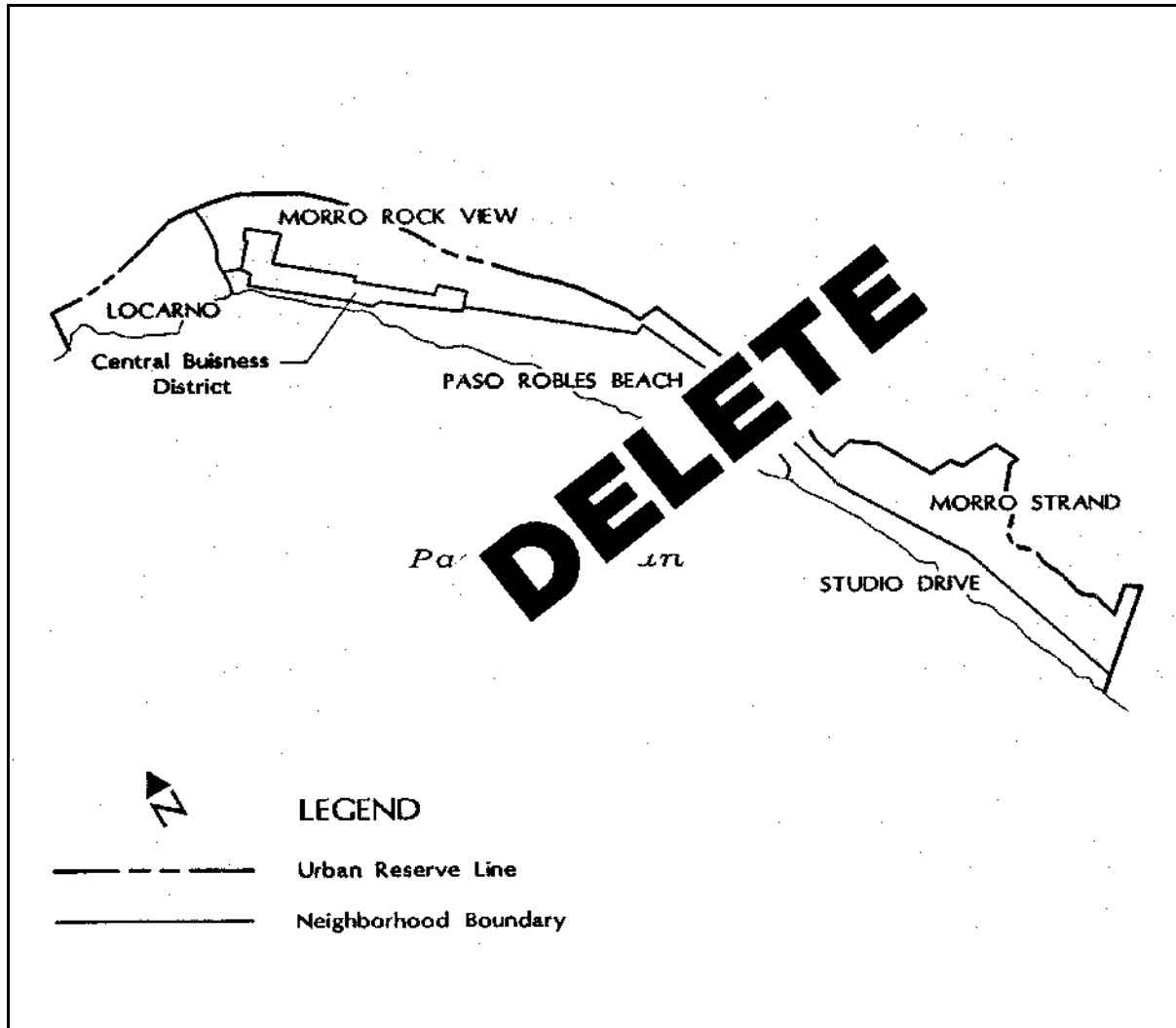


Figure 4-2: Cayucos Neighborhoods

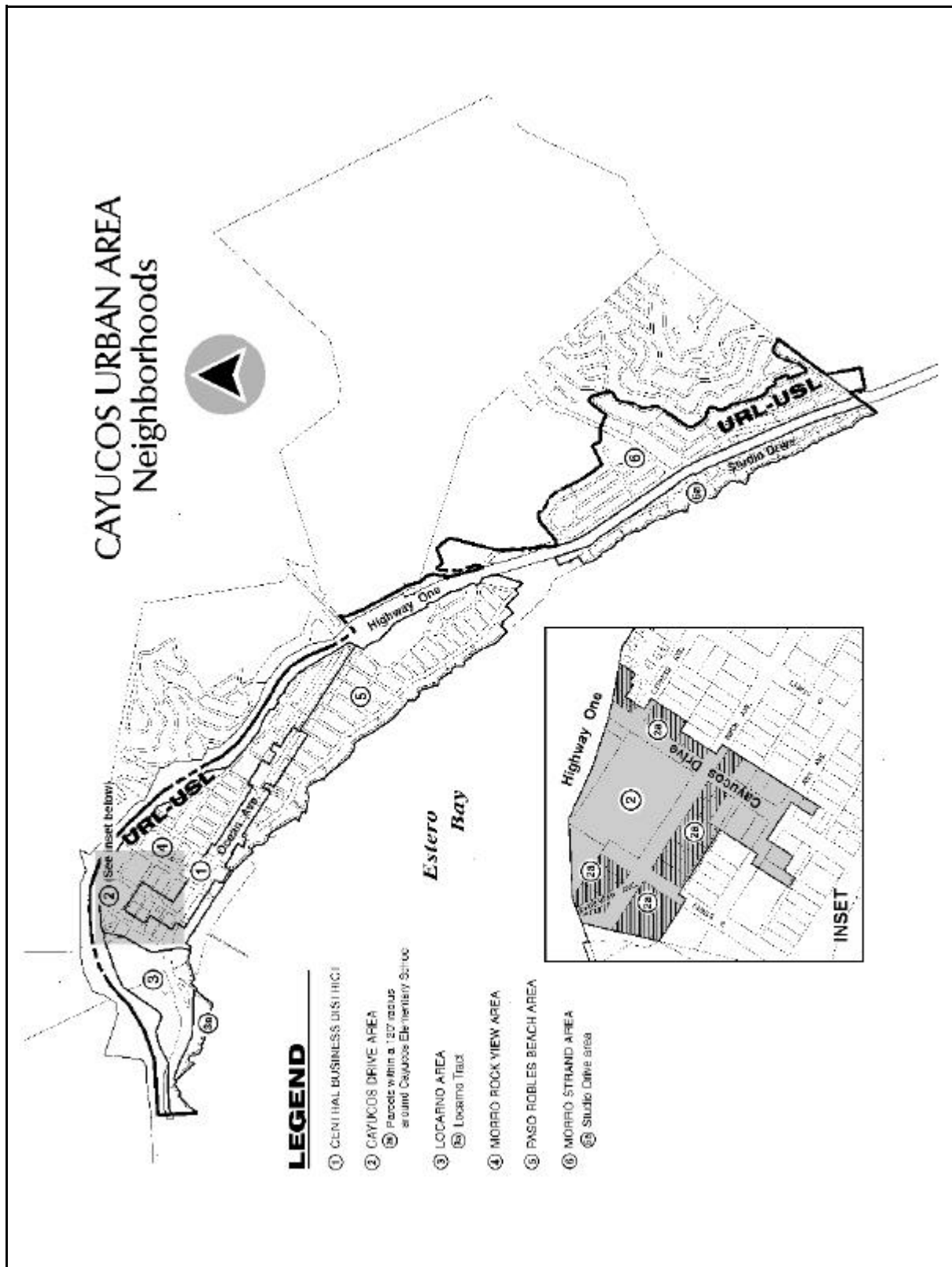


Figure 4-3: Cayucos Neighborhoods

Agriculture

~~The area north of the Locarno Tract represents an unusual situation in which the land use designation of is located within an urban reserve line. This area, however, is in an agricultural preserve as a very small part of a large ranch holding covering most of the area north of Highway 1 between Cayucos and Villa Creek. The portion of the property within and adjacent to the urban reserve line is subject to a ten-year land conservation contract. A notice of non-renewal for that portion of the contracted property within the Cayucos urban reserve line would have to be filed ten years in advance for development to occur. The appropriate urban use should be addressed through a general plan amendment to be considered at the time of the request for non-renewal.~~

B. Recreation

- 1. *Develop additional neighborhood and community parks and recreational facilities to serve existing and future populations (for specific recommendations, see Section VI, Programs).***
- 2. *Develop and maintain accepted beach access ways for safe, public use.***

This category includes beaches and shoreline areas, the Veterans Memorial Building and associated facilities, and Hardie Park.

Hardie Park contains the community's park facilities, but Cayucos needs additional neighborhood and community park acreage in order to adequately serve the existing and projected future populations (see Chapter 3, Section E, Parks).

The Veterans Memorial Building should be expanded and remodeled to accommodate a variety of social and cultural activities (see Chapter 3, Section III, Programs).

SOME OF THE FOLLOWING MOVED TO SECTION VI., LAND USE PROGRAMS

~~Local park facilities are presently concentrated at Hardie Park, located adjacent to the elementary school in the northeastern portion of Cayucos. Cayucos needs additional neighborhood and community parks. Hardie Park comprises approximately 1.8 acres including the acquisitions south of Birch Street, and it serves as a community park and a tourist park. Hardie Park has been expanded to include tennis courts and a community swimming pool. A trail should be developed to link the park with the beach. The 3rd Street park strip provides the only other non-beach recreation area. No expansion or improvements are anticipated in the near future.~~

~~Cayucos is fortunate in that it offers residents and visitors a variety of recreational opportunities associated with the ocean front location.~~

~~Two state beaches are located within the planning area; Morro Strand State Beach on the south and Cayucos State Beach on the north. Both areas offer sandy beaches and have some limited facilities. At Cayucos State Beach the county leases about 13-1/2 acres to operate and maintain the Veterans Memorial Building, parking areas, restrooms, some playground equipment and access to the Cayucos pier. The pier is very popular with both residents and visitors. Consideration should be given to highlighting the pier, perhaps by extending it and installing some seating. The existing sea wall northwest of the pier may need to be extended in the future. Morro Strand State Beach extends south from the mouth of Old Creek to the end of the Studio Drive area. The park includes sandy beach areas and some riparian habitat along Old Creek between Highway 1 and the beach; however, existing improvements at this park site are limited. Both state beaches are accessible from adjoining residential areas by means of short paths and stairways to the beach. These beach walks must remain open and be maintained in safe condition for public use. By resolution, the County Board of Supervisors has accepted the maintenance responsibility for the existing walkways that provide access to the beach.~~

~~A neighborhood park should be considered in the Morro Strand area to meet the needs of southern Cayucos. A park site would include a children's playground, some picnic tables and barbecues, and possibly some multi-purpose courts for such sports as basketball, volleyball, and shuffleboard. Realizing that potential sites are very limited, the community, through the citizens' advisory committee, should develop and initiate an overall recreation program designed to serve the needs of all segments of the community, senior citizens as well as the youth.~~

C. Residential Single-Family

- 1. *Preserve and enhance the unique character of single-family neighborhoods.***
- 2. *Maintain the small-scale character of the Pacific Avenue and Studio Drive neighborhoods.***

~~The residential areas of Cayucos are all well-defined by previous subdivisions. There are no major land areas within the urban reserve line that could be used for large subdivision development. The major source of future growth will be construction of residences on individual lots in existing subdivisions, a process known as in-filling.~~

~~Proposed future residential densities are generally consistent with the existing development patterns. The Land Use Element calls for a significant reduction in areas recommended for duplexes, primarily in Paso Robles Beach. Single-family houses on small lots **help** are what give Cayucos some of its unique character., and **This** the character of the local neighborhood **units** should be enhanced and preserved **as new development occurs**. Of particular importance in Cayucos is the presence of many homes used on weekends only or on a seasonal basis. It is projected that seasonal use will decline and many of these homes will become permanent~~

~~residences. The need for commercial and public services and utility infrastructure requirements will change as this shift occurs.~~

There has been much debate in the community over how development should be designed in order to maintain the small-scale character of the Pacific Avenue (within Paso Robles Beach) and Studio Drive neighborhoods, which are identified as community small-scale design neighborhoods. This issue came to the forefront as larger, two-story homes were built over the years, somewhat changing the character of these neighborhoods. In response, this plan includes standards regarding heights, lot coverage and structural areas, setbacks, and other design measures (see Chapter 7, Section V. Cayucos Urban Area Standards, RSF category). These standards give owners more options to achieve the desired small-scale character, while balancing neighborhood concerns over large structures that block views, and property owner concerns about the ability to build reasonably-sized homes.

Planning area standards and design guidelines are also included for areas that are outside of the small-scale design neighborhoods in order to encourage development that is in scale with the neighborhood, encourage designs that create visual relief and interest, and discourage crowded, massive-appearing buildings. These guidelines and standards respond to community concerns, especially in hillside areas, about massive buildings on relatively small lots, and about high, uninterrupted, and stark exterior walls.

~~Morro Strand~~

~~This area lies east of Highway 1 and has developed with a mixture of uses. A number of motels and commercial uses are located on the main frontage along South Ocean Avenue. The remainder of the area is developed as single family residential. The predominant character is two-story homes with ocean-view decks developed on lots averaging 4,000 square feet. The tiered nature of the lot pattern affords excellent views.~~

~~Studio Drive~~

~~This area lies between Highway 1 and the ocean front. It is characterized by a lower profile of primarily one-story homes. Within the last ten years, larger homes have somewhat changed the character. Some of the homes are two-story, thus blocking ocean views for neighboring residents and tourists. A view of the ocean is available from the highway in most places. A number of beach walks provide public access to the beach.~~

~~Paso Robles Beach~~

~~This area is characterized by a mixture of uses. Ocean front areas along Pacific Avenue have remained low in profile, primarily one story. Beach walks provide public access to the ocean. Much of Paso Robles Beach is made up of older small homes interspersed with newer homes, a few apartments, duplexes, and vacant lots. Lots are generally 40 to 50 feet in width and 100~~

~~feet in depth. Some of the area's population appears to be transient in nature, and some properties need general maintenance and screening of storage areas.~~

~~The area southeast of 'E' Street is characterized by a mixture of small older single family and larger hillside homes, primarily two-story. The terraced effect affords excellent ocean views. This area is largely hidden from Highway 1 and is appropriate for two-story homes.~~

~~Locarno~~

~~A mobilehome park is located in Locarno. Some develop able land is available for expansion of this use.~~

THERE IS NO RSF IN LOCARNO

D. Residential Multi-Family

1. *Promote multi-family development that is compatible with surrounding development in the area between Cayucos Drive and E Streets northeast of the central business district.*

~~Multiple family units are presently scattered throughout the community. Concentrations of this use, however, are located east of the central business district and along three separate segments of Ocean Avenue.~~

~~The Residential Multi-Family categories~~ **is are located throughout the community. One such area is located concentrated between Cayucos Drive 'C' and 'E' Streets on the northeast side of the central business district. The general area is characterized by mixed single family, multiple family, public, and commercial uses. Many older single family homes, which predominate in the area, are being restored to preserve the original Victorian style. A large portion of this area remains vacant and it That is one of the few areas of the community where lots and ownerships are large enough for duplex and multi-family residential development. Such development should be encouraged there, where residents can walk downtown and to the beach. Proximity to the central business district (CBD) and lot sizes support multi-family uses; However, multi-family development should be designed to be sensitive to existing single-family homes. care must be taken in design to better integrate the mixed uses. Construction of moderate-income housing is encouraged in order to replace the loss of affordable housing due to conversion of older, smaller housing stock into higher-priced homes.**

Multi-family densities have been reduced in this plan so that the available water supply will come closer to sustaining the buildout population. However, provisions are built into this plan to allow higher multi-family densities when sufficient supplemental water is obtained. The recommended densities balance the Housing Element goals of providing increased opportunities for multi-family housing with Coastal Act goals and policies to assure that the

projected future population can be accommodated by the available water supply. In that way, the recommended densities are consistent with the Housing Element.

~~Three separate segments of Ocean Avenue are designated for multiple family uses to serve as a buffer between this busy arterial street and nearby single family neighborhoods. An area so designated on South Ocean Avenue is based on existing use and proximity to Highway 1. Properties abutting the segment of Ocean Avenue between the CBD and 13th Street particularly need upgrading through better repair and maintenance; this area contains vacant lots suitable for expansion of multiple family uses. Locarno, south of North Ocean Avenue has undergone a decided development trend toward multiple family use even though this use is mixed with single family residences and other uses. An ocean front condominium is located in the bluff area, and other uses include a contractor's office, gift shop, boat launching facility and vacation rental units.~~

E. Central Business District--General Policies

The core of the central business district (CBD) is the Commercial Retail land use category located along Ocean Avenue between B Street and 4th Street. However, the CBD also includes other areas in the Office and Professional and Commercial Service categories. The following policies apply to the CBD in general:

- 1. *Concentrate office and commercial development within the existing CBD boundaries.***
- 2. *Generally maintain the boundaries of the CBD as shown in this plan.***
- 3. *Generally maintain the amount and location of office and commercial zoning as shown in this plan.***
- 4. *Facilitate a pedestrian-friendly environment.***
- 5. *Provide additional parking, especially between B and E Streets, using a variety of means.***
- 6. *Provide new opportunities and incentives for incidental residential development within the CBD that does not diminish the visitor-serving emphasis of the area.***

Central Business District

One general concern in the CBD is poor pedestrian access. Pedestrian access is to be improved by a) orienting buildings to the street; b) providing safe and convenient pedestrian connections between businesses, activity centers and parking; and c) making pedestrian areas and other public spaces more attractive.

A major concern downtown is inadequate and inconvenient parking, especially on holidays, weekends and during the summer. More parking is needed--especially between B and E Streets--for visitors to the beach, merchants, and the customers and employees of businesses. This plan proposes a downtown enhancement plan and programs to provide additional parking. Some ways to do so are to encourage formation of a parking district, establish short-term parking, encourage privately-owned public parking, provide additional public parking on public streets, and encourage businesses to allow public use of their parking lots during non-business hours (see Section VI, Programs).

This plan encourages limited residential development in the CBD (mixed-use development) in order to promote downtown activity, while providing a balance between visitor-serving and community-serving uses and meeting the intent of the visitor-serving designation. Such development can also increase choice in housing and provide opportunities for more affordable housing. Planning area standards in Chapter 7 help assure that residential development will be located so as not to diminish opportunities, parking and access for visitor-serving uses, which are still given priority in the CBD. For example, potential residential development within the central business district should not cause a net reduction in lodging and visitor-serving opportunities, because this plan limits residential buildout to the level that could occur anyway if only caretakers residences were developed, as allowable per the Coastal Zone Land Use Ordinance. In addition, this plan limits residential development to the upper floor(s) only, and generally precludes residential additions to and conversions of lodging establishments. The increased parking requirement for mixed-use residential development in this plan should help improve the parking situation for both visitor-serving and community-serving uses.

~~The major commercial center is recommended along Ocean Avenue between Cayucos Drive on the north and Park Street on the south. At the present time, the CBD is generally considered to be between Cayucos Drive and 'E' Street.~~

~~A major problem in the CBD is the lack of convenient parking, and an overall integrating theme. In its present condition, the street improvements do not effectively differentiate the roadway, parking areas, and pedestrian access. Little if any landscaping has occurred.~~

~~A common design theme and facade treatment, perhaps similar to recent improvements, should be adopted and a street improvement program undertaken. Pedestrian access routes linking the commercial area and the beach front parking areas and walkways is important. Pedestrian area can be accented by a special paving treatment using brick or similar materials.~~

F. Office and Professional

~~Most existing offices and professional uses are located on Cayucos Drive between Ocean Avenue and Birch Avenue. This area is designated for expansion of these uses. Conversion of older residences to office and professional uses should be encouraged to retain the residential character.~~

~~Office and professional areas are also provided along Ocean Avenue to provide a transition from the retail commercial area.~~

Cayucos Drive Area

- 1. Allow single-family and multi-family residential uses as principal uses, and establish development and design standards to assure compatibility between residential and non-residential uses.***
- 2. Ensure compatibility with Cayucos Elementary School when reviewing the type and design of proposed development along Birch Street.***

The area in the vicinity of Cayucos Drive between Ocean and Birch Avenues contains both office and residential uses. Residential single-family and multi-family uses should be allowable as principal uses in order to allow more development options, maintain and enhance the character of this area as a mixed-use neighborhood, encourage housing near downtown, encourage opportunities for more affordable housing, and eliminate the non-conforming status of a number of existing residences. New development needs to be compatible with a residential and pedestrian scale, compatible with the Cayucos Elementary School, and consistent with safety of school children. Allowable uses across the street from the school on Birch Avenue are limited accordingly.

G. Commercial Retail

General Policies

- 1. Retain and do not expand the extent of the existing commercial categories.***
- 2. Maintain the existing small scale of development.***
- 3. Provide a balance of community-serving and visitor-serving businesses and uses.***
- 4. Maintain existing visitor-serving priority areas ("V" combining designation), but provide opportunities for incidental residential development that meets the intent of the visitor-serving designation.***

5. *Require development to be consistent with a common development theme.*

~~Tourist-Commercial Areas~~

Neighborhood Commercial Areas

6. *Assure that neighborhood commercial development is compatible with the scale of surrounding residential development.*

All Commercial Areas

~~The scale of the existing commercial development in Cayucos is much like the residential development in that it is more personal and oriented to the individual. However, the commercial areas suffer from many problems commonly found in small communities including: (1) inadequate and inconvenient parking as well as poor pedestrian access high visitor weekends in the central business district; and (2) an undesirable mixture of tourist, service and retail commercial uses that results in congestion and inconvenience, particularly during vacation periods and high visitor weekends. The Land Use Element recommends a consolidation of business uses into better defined areas of the community. At the present time, much of the commercial uses are strung out along Ocean Avenue as well as scattered throughout the community. Cayucos has three distinct types of commercial areas are recognized: a central business district (CBD), neighborhood commercial areas, and tourist-oriented areas uses. A balance should be sought between visitor-serving and community-serving uses so that the residential and visitor-serving segments of the community can be successful and mutually beneficial (see the discussion in preceding Section E., Central Business District--General Policies). Some expansion of tourist-commercial uses can occur in the CBD~~

~~The scale of the existing commercial development in Cayucos is much like the residential development: in that it is more personal and oriented to the individual. This scale should be maintained through height limits, pedestrian orientation and other design measures.~~

~~Maintaining a consistent design theme in the downtown area could help retain the historic identity of Cayucos. New development should be consistent with common facade treatments that reflect western, Victorian or nautical/seaside themes.~~

~~At the present time, tourist-oriented uses are scattered throughout the community. Included are motels and other lodging facilities; restaurants; automotive services; and various arts, crafts, and specialty gift shops add to the distinctive character of Cayucos. Future growth and viability of tourist business in the community is dependent upon visibility to the traveling public, good access and convenient parking. Some expansion of tourist-commercial uses can occur in the CBD, but most major new uses should be concentrated in a visitor-serving priority area on the south side of North Ocean Avenue, west of Cayucos Creek.~~

~~designated retail commercial areas along Ocean Avenue west of Highway 1. Tourist-oriented development is also envisioned on the north side of North Ocean Avenue in the north end of Cayucos in the Recreation land use category (see the preceding discussion under Recreation).~~

~~The area north of the Locarno Tract is a future possibility for resort commercial uses when the land conservation contract is terminated for the urban area portion of the agricultural preserve. Assets of this site are good access from Highway 1, proximity to the beach and downtown shopping facilities, and excellent views of the coast.~~

~~Two areas should be developed to provide for local neighborhood commercial needs. One neighborhood commercial area should be created between Park Street and 4th Street along Ocean Avenue. The existing supermarket is the principal tenant around which convenience outlets can be grouped.~~

~~A second area for neighborhood commercial uses needs to be developed in Morro Strand. This shopping area should be of adequate size to meet the needs of both Morro Strand and Studio Drive residents. Development should first occur in the triangular piece of land between South Ocean Avenue and Highway 1.~~

H. Commercial Service

1. *Ensure that the type and design of proposed development is compatible with Cayucos Elementary School and adjacent land use categories.*

~~This category reflects several existing service commercial uses are located on the northeast side of the central business district in an approximately one-acre area. Future development must be compatible with existing and future residential development, compatible with the elementary school and consistent with the safety of school children. Allowable uses across the street from the elementary school are limited accordingly. This area, however, has few remaining vacant lots suitable for expansion of this use without conflicting with the generally well-maintained and landscaped residential uses. The lumber yard property at the north end of the CBD is proposed by the owners for multiple family residential use. Cayucos could depend largely on nearby Morro Bay for commercial services, for the city has substantial commercial frontage areas on the east side of Highway 1 suitable for this use. The only alternative for Cayucos would be to designate a short segment of Ocean Avenue west of Highway 1 for the most needed commercial services.~~

I. Public Facilities

This category includes the elementary school, school bus shelter, CDF and Cayucos fire stations, cemetery, water treatment plant site, and post office. ~~Facilities considered here are those that have a direct effect on land use and are publicly managed.~~ Programs for **a new elementary school** ~~these facilities are found in Chapter 3, Public Facilities, & Services, and Resources.~~ **The locations of proposed public facilities are noted on the combining designation map for Cayucos following Chapter 7.** ~~The following are the principal public facilities land use proposals for Cayucos.~~

~~A new fire station is proposed in a central location along Ocean Avenue near the freeway. This would replace the existing fire station, which is located in the northern area of the community and does not provide adequate service to the southern portion.~~

~~A community center is needed to house the permanent branch library and provide a meeting place for such groups as the senior citizens at a location near the downtown business area. Use of the complex for multiple purposes should be incorporated into the design. Large town hall meetings, however, can continue to use the Veterans Hall.~~

~~V.B. LOS OSOS SOUTH BAY URBAN AREA LAND USE~~ POLICIES

The natural setting of Los Osos is a place of unique beauty. The ~~South Bay~~ Los Osos urban area ~~lies is~~ at the westerly end of the picturesque and agriculturally productive Los Osos Valley. Los Osos ~~and~~ is bounded by the environmentally important Los Osos Creek and riparian corridor to ~~on~~ the east and southeast, and the older coastal dunes to the north, south, and southwest. The creek and dune-covered hills form a natural edge to and greenbelt for the community. Morro Bay and its tidelands, an estuary of national importance, lie to ~~on~~ the north.⁷ The scenic Irish Hills on the south, ~~and~~ rugged Montaña de Oro State Park on the southwest, and popular Morro Bay State Parks on the northwest form natural, scenic backdrops.

The natural beauty of this area is still largely unspoiled. The policies in this chapter are intended to maintain that beauty. At the same time, the plan encourages development that is managed, sustainable, accommodated by available resources, and that maintains the community's small-town rural atmosphere, scale of development, sense of place, and community values.

~~Although generally referred to as South Bay, the area consists of several loose-knit neighborhoods, including Baywood Park, Los Osos, and Cuesta by the Sea.~~

The urban reserve line encompasses approximately 3,500 ~~2,500~~ acres (about 5.5 ~~four~~ square miles). It ~~and~~ allows for substantial future growth consistent with available resources and services. ~~through in-filling of existing developed areas and expansion onto adjacent vacant lands.~~

~~The South Bay Los Osos area~~ is divided into neighborhoods for easy reference in this plan (see Figure 4-4). The following discussion refers to those neighborhoods, whose names are intended for planning purposes only. ~~to show local facilities needs such as schools, parks, and convenience shopping. These neighborhood units are named simply to provide a convenient aid to location in the text discussion of land uses.~~

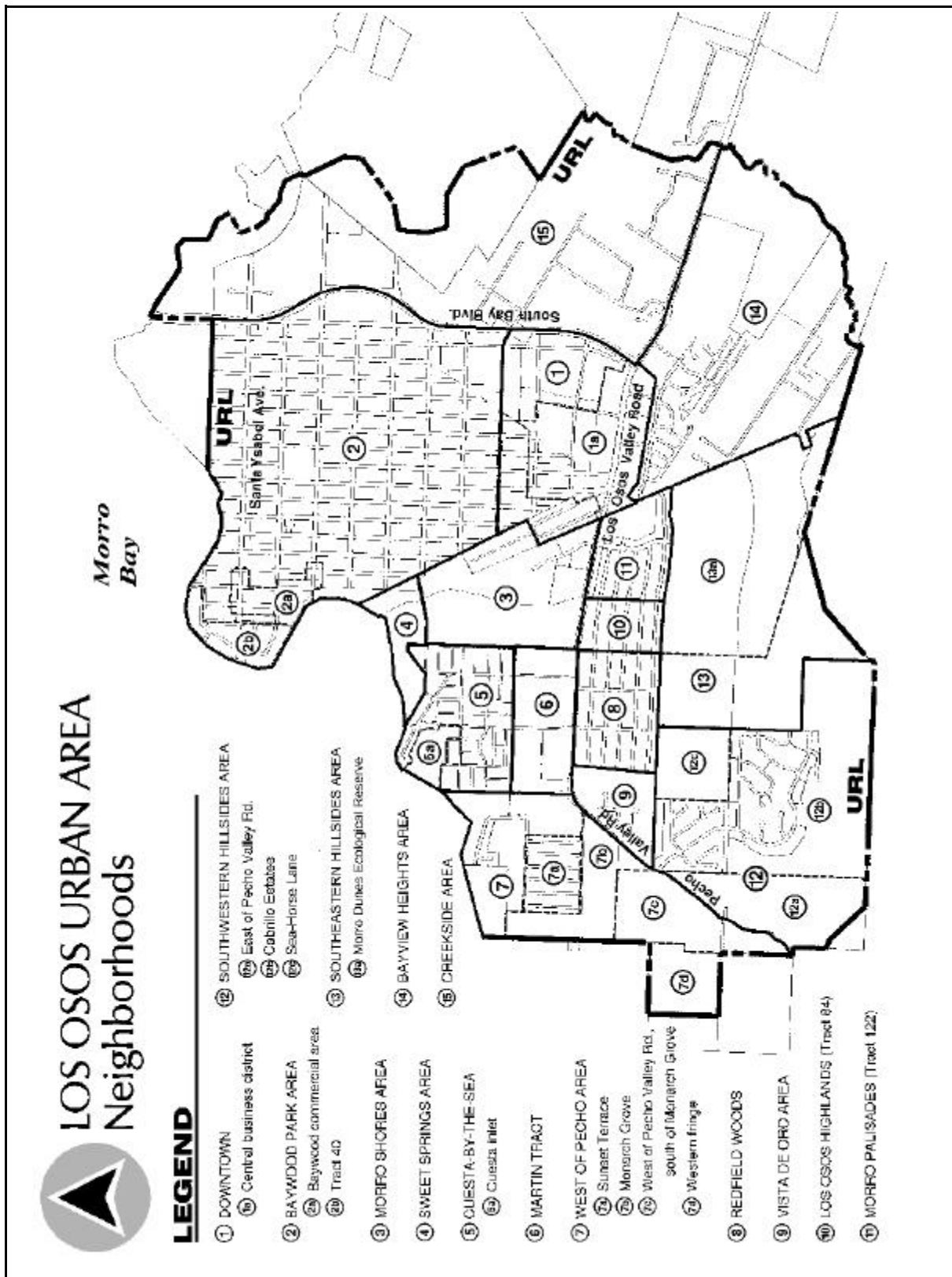


Figure 4-4: Los Osos Neighborhoods

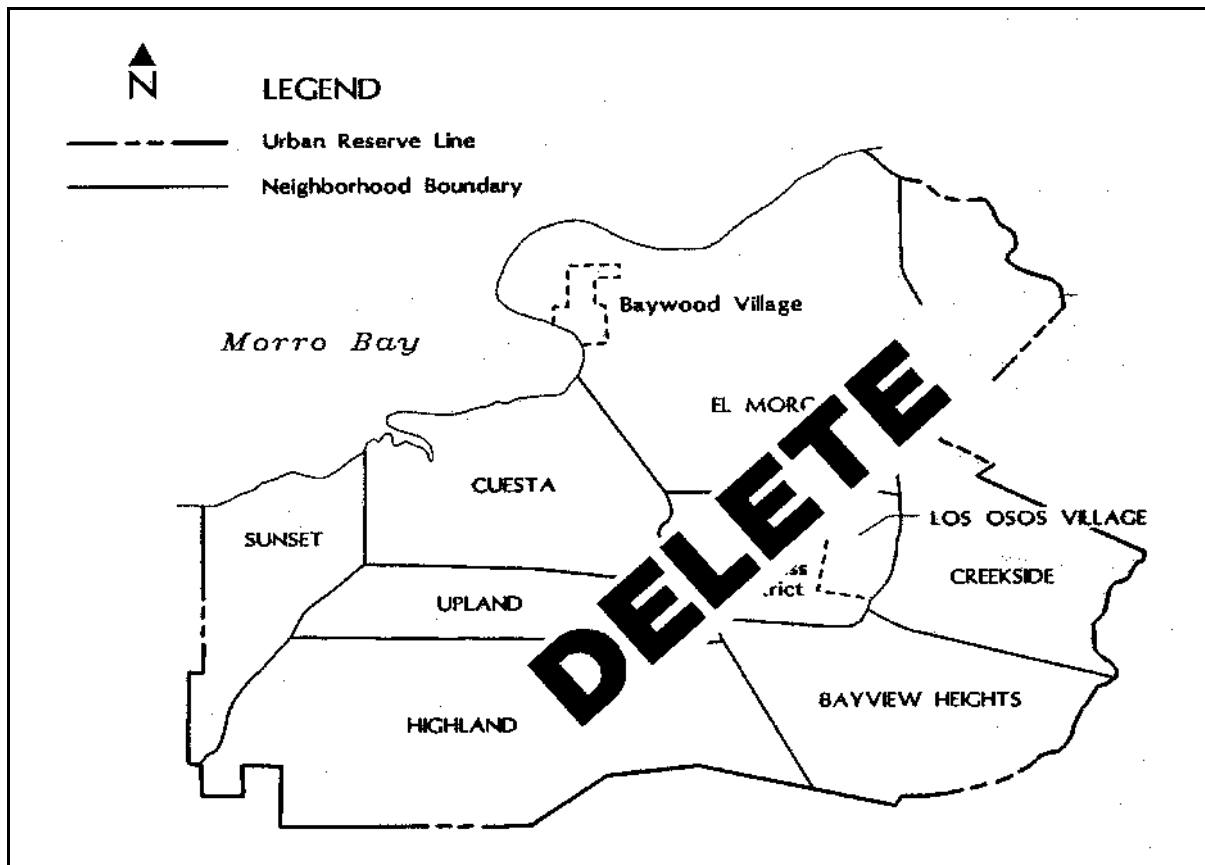


Figure 4-1: South Bay Neighborhoods

A. General Policies

- 1. *In order to maintain a hard edge around Los Osos, do not expand the urban reserve line that is delineated in this plan.***
- 1. *Do not expand existing Residential land use categories outside of the urban reserve line that is delineated in this plan, and do not increase allowable densities in those areas.***
- 3. *Provide for development that meets the needs of residents and visitors and that can be sustained by available public facilities and resources.***
- 4. *Maintain a small-town, rural atmosphere, while increasing opportunities for business and employment.***

LOS OSOS LAND USE POLICIES: GENERAL POLICIES

5. ***Support creation of a greenbelt adjacent to and on both sides of the urban reserve line to clearly define the urban edge of Los Osos, prevent urban sprawl, discourage conversion of agricultural land, and protect unique and sensitive habitat. Offer incentives for landowners to participate in a greenbelt program.***
6. ***Encourage "in-fill" development that is located on existing subdivided lots within the urban services line, emphasizes mixed uses, offers excellence in design, and provides benefits to the community.***
7. ***Consider expanding the urban services line only when water service can be provided by a community water purveyor, and only when either or both of the following occur:***
 - ! ***A groundwater study demonstrates that buildout within the urban reserve line, together with historic agricultural uses, can be supported by the sustainable yield of the groundwater basin, without seawater intrusion***
 - ! ***A program to make additional water available to Los Osos has been approved and funded***
8. ***Implement a community-based transfer of development credits (TDC) program that encourages shifting development potential from areas with important environmental and open space features to areas within the urban reserve line that are appropriate for higher intensity development.***
9. ***Concentrate or cluster development to protect contiguous environmentally sensitive areas, including the habitat of rare, endangered and other sensitive species, and other biologically important communities.***
10. ***Require street tree planting and substantial landscaping with new development.***

B. Open Space

1. ***Encourage acquisition, preservation and management of lands in the Sensitive Resource Area combining designation and other sensitive habitat in accordance with the programs in Chapter 6. Allow passive recreation where compatible with habitat and resource protection. Following acquisition, change the land use categories of these areas to Open Space.***

Properties included in the Open Space category have been acquired primarily for habitat protection. Several of these properties are located within the planned greenbelt around Los Osos. The Morro Estuary Greenbelt Alliance, in collaboration with local, state and federal agencies, has been instrumental in securing acquisition of key properties within the greenbelt.

The Morro Coast Audubon Society, a private, non-profit conservation organization, manages properties that are included in the Open Space land use category. One property is the Sweet Springs marsh, a nature preserve open to the public. Deed restrictions placed on that property by the State of California prohibit any additional improvements. The other property also contains wetlands, and is located adjacent to Morro Bay, opposite the intersection of 3rd and Paso Robles Streets. The Morro Coast Audubon Society, in a letter on file in the Department of Planning and Building, has agreed to the Open space zoning of these sensitive properties.

~~An important area in South Bay designated Open Space is Los Osos Oak Forest, a 60-acre state park reserve with a looping footpath for observation of the pygmy oaks and other natural features. A smaller portion of the oak forest includes the dense stand of pygmy oaks preserved in open space lots within Tract 527. (This is a high fire hazard area that is not open to public access.) Another area is the northeasterly fringe area of South Bay where Los Osos Creek enters Morro Bay; this riparian and marshlands area with adjacent banks is under current negotiation for addition to Morro Bay State Park.~~

~~All other Sensitive resource areas (notably including the bay frontage and Cuesta-by-the-Sea marshes) are now designated for passive recreation would be redesignated Open Space if acquired by government or preserved by open space easements.~~

C. Recreation

- 1. *Develop a total of at least 118 acres of neighborhood and community parks and recreation facilities in order to serve the projected future population (see Section VI, Programs, for specific recommendations).***
- 2. *Encourage development of tourist-oriented facilities and activities such as:***
 - a. *Additional motels, hotels and other lodging facilities***
 - b. *Environmentally-oriented retreats, and conference centers for tourists and professionals***
 - c. *Recreation focused on the bay (such as kayaking, canoeing, sailing) and on the scenic environment (such as hiking, bicycling, horse-back riding, picnicking, and arts and crafts)***

- d. *Programs and facilities for bird watching, photography, nature study, and other environmentally-oriented activities by individuals and organized groups-
- "eco-tourism"***
 - e. *Art galleries and arts and crafts fairs***
- 3. *Encourage submittal of a single development application for the following two properties: the Western Fringe area, and the adjacent 17-Acre Property North of Seascape Place (see Figures 4-4 and 7-62) in the Residential Suburban category (see also the following Residential Suburban policies).***

~~The Recreation land use category in South Bay Los Osos includes areas for parks, special recreation activities and lodging facilities. It also includes more environmentally sensitive areas used for passive recreation. However, as the highest priority, Los Osos needs substantially more neighborhood and community park acreage in order to adequately serve the existing and projected future population. may be divided into active and passive recreational areas. Active recreation areas include community parks, special recreation activities and tourist lodging facilities. Passive recreation areas have limited or no access and are intended for protection of their natural biotic and scenic resources.~~

~~When additional park and recreation facilities are acquired for public use, the land use categories of those areas should be changed to Recreation or Open Space, depending on site sensitivity, through future general plan amendments.~~

~~In the West of Pecho Area, cooperative development of the Western Fringe area and 17-Acre Property North of Seascape Place in the Residential Suburban category could be mutually beneficial. A single development application for both properties could enable better coordination of circulation and possible joint use of visitor-serving facilities.~~

SOME OF THE FOLLOWING IS MOVED TO SECTION VI, PROGRAMS

~~South Bay Park is a typical community park with picnic, sports, and playground facilities. As the community grows, another community park with picnic facilities, walking paths through both landscaped and significant native vegetation areas, and similar facilities befitting the hilly terrain and capitalizing on the scenic overlook of Morro Bay should be developed in the Highland area.~~

~~Neighborhood parks should be developed adjacent to future schools and Baywood Elementary School. This will provide recreation facilities throughout the community and allow for joint use of each facility. Additional neighborhood parks should be developed in the area west of 1st Street and south of Santa Ysabel Avenue and in the area south of the existing mobilehome parks south of Ramona Avenue.~~

~~The development of a recreational trails system, providing routes for bicycle and pedestrian-oriented activities to link parks and other scenic area is essential.~~

~~Significant tree groves of oaks, willows, pines, cypress, and eucalyptus within South Bay should be studied for potential public park sites before private development occurs. Native and introduced trees include oaks, willows, pines, cypress, and eucalyptus. Use of such areas may range from small parkland areas with walking and bicycle access only to fully developed neighborhood or community parks.~~

~~Among specialized recreation facilities is the 9-hole Sunset Terrace Golf Course. The 18-hole golf course in Morro Bay State Park is within a relatively short driving distance from South Bay.~~

~~A variety of outdoor activities, primarily related to public access to the ocean shoreline, is provided in the nearby Montana de Or and Morro Bay State Parks.~~

~~Other areas indicated for recreation are the bay frontage including the Cuesta-by-the-Sea, Sweet Springs, and portions of the Santa Ysabel peninsula. Each of these areas supports unique habitats must be preserved with minimal disruption of the ecological system. These areas are included in the Sensitive Resource Area combining designation and are encouraged for preservation by either public acquisition or open space easements. Once this occurs, the areas would be redesignated as Open Space during the course of future general plan amendments.~~

D. All Residential Categories

- 1. *Encourage new development to provide variety in the appearance of housing in new neighborhoods, and street-facing entrances that are less dominated by garages.***
- 2. *Design new development to be integrated and compatible with adjacent neighborhoods. Prevent development that is isolated by perimeter walls and fences.***
- 3. *Encourage the design of new development to take advantage of the potential for energy conservation and passive solar energy.***
- 4. *Encourage development of media links to educational facilities and other networks to permit in-home occupation and business development without commuting.***

Part of the charm of Los Osos is the variety of neighborhoods and building styles. This quality will naturally be maintained with infill development in existing neighborhoods. However, for major new projects such as subdivisions, standards are needed to ensure that new development contains a diversity of design features such as architectural styles, facades, colors, and building materials. In addition, new development should provide an attractive face to the street, with garages set back behind the rest of the house or otherwise designed to appear less dominant.

Major new development should be integrated with adjacent neighborhoods and the community to provide efficient circulation, emergency access, neighborhood continuity, and social interaction. Perimeter walls and fences that isolate development should not be used, unless necessary for reasons such as noise mitigation in accordance with the Noise Element of the county General Plan.

New discretionary projects should be designed to maximize energy conservation, including solar access, consistent with the Energy Element of the county General Plan.

E. Residential Rural and Residential Suburban--Creekside Area

- 1. *Protect sensitive habitats by locating development away from environmentally sensitive areas. Provide options, incentives and flexibility to accomplish this.***
- 2. *Pursue protection and management of a greenbelt on either side of Los Osos Creek (see Chapter 6, Section V in this plan regarding programs for sensitive habitat).***
- 3. *Encourage development of a community tree lot or tree bank that helps the community implement a tree planting program.***

The eastern fringe of Los Osos near Los Osos Creek is an environmentally sensitive area. The creek and its riparian corridor are habitat to rare and endangered species, and land uses next to the creek affect the Morro Bay Estuary. Pygmy oak groves are also found here. The creekside area, where agricultural uses also occur, provides a visual contrast to the more intensively developed areas to the west and forms the urban edge of Los Osos. This area is included in efforts to establish a greenbelt that would protect valuable habitat, protect the visual quality of the area, and define the urban edge of Los Osos.

In order to protect this environmentally sensitive area, special creek setbacks are established. At the same time, land owners should be offered options, incentives and flexibility to protect and manage environmental resources. Examples are: including properties as "sending sites" in a transfer of development credits (TDC) program, and providing for transfer of development potential from the east side to the west side of South Bay Blvd. as part of an overall Planned Development application.

~~NOTE: THIS AREA HAS BEEN WHITEHOLED BY THE CALIFORNIA COASTAL COMMISSION. THE DEVELOPMENT STANDARDS ARE HELD IN ABEYANCE UNTIL COMPLETION OF AMENDMENT.~~

~~A small area has been designated Residential Rural in the northern portion of South Bay. This area is covered with a dense stand of pygmy oaks sloping toward the bay and the marshlands. This area is being considered for acquisition by the State Department of Parks and Recreation and would be redesignated Open Space if acquired. If acquisition does not occur, any~~

~~development proposed should be through resubdivision of the area and clustering of the units in the least sensitive portion of the site. (Otto property Whitehole)~~

~~The eastern fringe along Los Osos Creek is designated Residential Rural. Parcel sizes are generally larger and areas of agricultural use are found within this area. To provide protection for the agricultural uses and the riparian vegetation along the creek, parcel breakdown should be no smaller than 5 acres.~~

F. Residential Suburban

~~Large suburban homesites are available in the eastern portion of the community known as the Creekside Area. This area is generally bounded by South Bay Boulevard on the west, Los Osos Creek on the east and Los Osos Valley Road on the south; small areas adjoining this area lie east of South Bay Boulevard and immediately south of Los Osos Valley Road. Growth in the area has been slow. The area is characterized by a rural atmosphere and parcel sizes of one acre and larger. Significant natural features in this area include pygmy oak groves and riparian habitats along the creek. This area serves as a buffer between the more intensive urban community and adjacent agricultural areas. Incidental light agricultural uses are generally compatible with suburban residential uses; some land has the potential for productive agricultural uses, depending on the topography and water availability.~~

West of Pecho Area

- 1. Encourage submittal of a single development application for the following two properties: the 17-Acre Property North of Seascape Place, and the Western Fringe area in the Recreation category (see Figure 7-62 and the preceding Recreation policies).***

In the West of Pecho Area, cooperative development of the 17-Acre Property North of Seascape Place and the Western Fringe area in the Recreation category could be mutually beneficial. A single development application for both properties could enable better coordination of circulation and possible joint use of visitor-serving facilities.

~~The undeveloped western portion of the Sunset and Highland areas are also designated for Residential Suburban use. Lot sizes are generally large, and access is limited to much of this area. Portions of the area support large stands of eucalyptus groves which add significantly to the character. In addition, much of this area is immediately adjacent to the habitat for the Morro Bay Kangaroo Rat, an endangered species.~~

Southeastern Hillside Area

- 1. *Protect a contiguous area of sensitive habitat to the maximum extent possible, and maintain its character as a scenic backdrop:***
 - a. *Encourage transfer of development potential to more suitable locations elsewhere in the community as part of a community-based Transfer of Development Credits (TDC) program.***
 - b. *Concentrate development at lower elevations in the least environmentally sensitive areas.***

The focus in this area should be on protection and management of a large, contiguous area of valuable plant and animal habitat adjacent to Montaña de Oro State Park and the approximately 204-acre unit of the Morro Dunes Ecological Reserve (formerly referred to as the Morro Palisades property). Development should also maintain this scenic backdrop to the community.

~~A third area identified for Residential Suburban use is the southern hillsides of the community. The steeper portion located south of the proposed extension of South Bay Boulevard will develop at suburban densities. It is anticipated that the development will be clustered on the more gentle slopes of the area with the upper steeper slopes being preserved in their natural state.~~

THIS IS NOT RS; CHANGE TO OS:

~~A fourth area designated for Residential Suburban use is the undeveloped area north of Santa Lucia Avenue (Santa Venetia Ave.) and east of 11th Street. This area, development is to employ sensitive site design through resubdivision of the property using cluster subdivision, planned development or other means in order to protect pygmy oaks that substantially covered with pygmy oaks and sensitive site design will be necessary. A standard requiring resubdivision of the property and design as a Planned Development is included. (Otto property Whitehole) the site.~~

G. Residential Single Family

~~Single family residential uses occupy more land than any other land use in South Bay and include A wide variety of residential neighborhoods ranging from the older tract areas developed in the late 1800's with undersized 25 foot wide lots, to hillside homes with lots ranging from 10,000 square feet to one acre. Each presents a unique neighborhood feeling that blends to form the community character of South Bay. Significant environmental resources are found throughout the community and serve as a scenic backdrop surrounding the periphery.~~

~~Growth is occurring through both in-filling of existing tracts on a lot-by-lot basis and lot divisions and larger subdivisions. The timing and ultimate size of the community's growth~~

~~must be directly related to available water resources and other urban services. The following is A discussion of specific neighborhoods shown in Figure 6-1.~~

El Moro

~~The El Moro neighborhood is the largest in terms of both land area and population. Its 704 acres are bordered on the north by Morro Bay and on the south by the village area. Most of the area was subdivided in the late 1800's into lots of slightly more than 3,000 square feet with 80 foot street rights of way laid out in a grid pattern. Development has occurred sporadically, primarily in single family uses, and most building has occurred on multiple lots. A mixture of housing styles and sizes gives the present character to the community. Small, older homes, many of which were initially built for second homes or retirement, are scattered throughout the area. Future growth will involve in-filling of vacant lots, so the present mixture of housing types will continue; however, larger homes are being built on these small lots, often resulting in a cramped, overcrowded feeling. Of particular concern in some of this area is the lack of street trees or other features that tie the neighborhood together. A street treatment program to break the grid pattern would improve neighborhood appearance and character.~~

Highland

~~This area lies in the southerly portion of the planning area and is only partly developed. Cabrillo Estates contains nearly all of the current population on lots exceeding 10,000 square feet. All remaining parcels in the Highland area are five acres or more in size. The Morro Palisades Development Plan involves 205 acres in the southeastern portion of the Highland area.~~

~~The Highland area is the only part of the planning area with significant steep slopes. Topography changes continually from the area's northerly boundary where slopes range from 0-10% to slopes in excess of 30% along the southerly boundary. The landscape of the neighborhood is dominated with vegetation. Much of the flatter area is covered with chaparral and scrub oaks, while the steepest areas are comprised of dense stands of California live oak with scattered eucalyptus and other varieties of trees. These natural vegetation areas should be retained through clustering of lots. The residential single family area is generally located north of the proposed extension of South Bay Boulevard. Minimum lot size for this area would be one half acre.~~

Bayview Heights

~~Most of the existing single family residential uses are suburban residential in character. Minimum lot sizes in this area will ultimately range from one half acre to one acre. The present rural atmosphere should be maintained. Access to newly created parcels has been the primary concern in the area. The pattern of rights-of-way dedication has not been consistent; similarly, the lot pattern has not been consistent.~~

Cuesta Area ~~Martin Tract~~

- 1. Retain a more suburban character in the Martin Tract and minimize removal of trees in the eucalyptus grove.***

~~A minimum parcel size of one acre is established for new land divisions in most of the Martin Tract, as most of the tract is planned to remain on individual sewage disposal systems. This parcel size--larger than the typical 6,000 square-foot minimum parcel size in the Residential Single-Family category--could help retain a more suburban character and reduce removal of trees in the eucalyptus grove. However, adequate circulation must be provided. North of Los Osos Valley Road and contains approximately 369 acres. Almost 30% of the area is subdivided into 3,000 to 4,000 square foot lots, another 16% is in parcels of approximately one acre, and the remainder of the area is essentially unsubdivided but planned for development under an approved development plan. Uses are almost entirely individual single family lots with the exception of Morro Shores Mobile Home Park. The approved Morro Palisades Development Plan envisions a mixture of both single and multiple family uses as well as recreational and commercial uses in the southern portion of the planning area along Los Osos Valley Road.~~

~~Parcel sizes of slightly more than one acre are predominant in the Martin Tract area situated north of Los Osos Valley Road between Pecho Road and Broderson Avenue. The plan recommends lots ranging from 10,000 to 20,000 square feet. Provision of an adequate circulation pattern in this area is essential.~~

~~Upland~~

~~This neighborhood is located just south of the Cuesta area and west of the Village area. It is the smallest neighborhood in land area with 210 acres but one of the larger in population. Lot sizes range from 5,000 to 10,000 square feet and are almost entirely developed. Views of the bay are enhanced by the terrace layout of the lot pattern.~~

~~Sunset~~

~~This neighborhood lies along the westerly perimeter of the planning area and is comprised of 219 acres. Much of the area is relatively undeveloped. Existing uses are chiefly single family residential with some multiple family adjacent to the privately owned 9-hole golf course.~~

~~Among the chief concerns in the area are tideland and marshlands along the neighborhood's northerly boundary and Kangaroo rat habitat on the west. In addition, significant stands of eucalyptus cover approximately 35 acres in the middle of the area. Development plans for these areas should incorporate protection of sensitive features through clustering of uses.~~

Vista de Oro Area

A minimum parcel size of one acre is established for new land divisions in a portion of the Vista de Oro Area between the Vista de Oro development and Redfield Woods (see Figure 7-41, Location No. 5). This area is planned to remain on individual sewage disposal systems.

Morro Shores

Refer to the following policies for the Morro Shores Mixed Use Area (RMF, RSF, CR, CS), Residential Multi-Family Category.

H. Residential Multi-Family

- 1. *Provide opportunities for multi-family housing, including affordable housing.***
- 2. *Provide incentives for senior housing that is located close to the central business district.***
- 3. *Establish minimum residential densities in order to maintain opportunities for multi-family housing.***
- 4. *Promote a variety of development types and designs that provide compact, livable housing that is compatible with surrounding neighborhoods.***

This plan provides additional opportunities for multi-family housing, but it generally keeps allowable densities below the maximum densities specified in the Coastal Zone Land Use Ordinance. An exception is made for senior housing projects, which should be encouraged close to the central business district by offering higher maximum densities. The recommended densities balance the Housing Element goals of providing increased opportunities for multi-family housing with Coastal Act goals and policies to assure that the projected future population of Los Osos can be accommodated by the available water supply. Considering those goals and the **minimum** densities described below, the recommended densities are consistent with the Housing Element.

Minimum densities are established in most multi-family categories in order to prevent lower-density single family development from eliminating opportunities for high-density and multi-family housing. However, a variety of more compact, higher density types of single-family development is encouraged in order to provide more choice in housing types. Site and design criteria will help promote livable housing that is compatible with surrounding neighborhoods.

~~Recent high population growth rates are attributed in large part to less expensive housing costs due to single family building site availability. As this availability diminishes, the demand for multiple family units may increase. Only 25 acres are presently in multiple family residential use and is concentrated in areas identified for continuation in the same use. This plan provides for expansion of this use, but high development densities should be avoided to help protect~~

~~water quality in the underlying groundwater basin. Smaller properties are restricted to low intensity multiple family residential use because of lack of space for adequate septic systems. Densities could be increased if the community is eventually sewered. Proposed multiple family residential uses are designated in the following areas:~~

~~Los Osos Village~~

~~This area lies adjacent to the central commercial or office and professional areas. In the areas with substandard lots, aggregation should be encouraged to produce adequate building sites and allow for separation buffering from adjacent areas. The areas east of Vista del Morro provide larger building sites where clustering of units can produce on-site open space.~~

Morro Shores Mixed Use Area (RMF,RSF,CR,CS) Palisades

- 5. *Require preparation of a specific plan, where feasible, that provides for a flexible combination of residential, commercial, service, and office development, as well as lodging uses. Emphasize development of a multi-use business park and medium-to-high density residential development.***
- 6. *Require new development to provide convenient street, pedestrian and bicycle links to surrounding neighborhoods, commercial areas, the community center, schools, parks, and the bay.***

Much of the Morro Shores Area is designated as the Morro Shores Mixed Use Area that is included in the RMF,RSF,CR, and CS land use categories (see Figure 7-59). It occupies a key, central location in the community where a combination of multi-family and single family residential, commercial service and retail, government office, and lodging uses can be developed as part of a specific plan. In addition, a portion of this area is planned for a community wastewater treatment facility that is designed to be compatible with existing and proposed surrounding uses. The specific plan should emphasize development of a multi-use business park that offers opportunities for employment, and medium-to-high density residential uses that provide opportunities for affordable and senior housing. At the same time, there should be flexibility for the specific plan to determine the precise location and extent of such development.

Circulation routes should link neighborhoods, make critical street connections, and encourage walking and bicycling. New development should include efficient pedestrian, bicycle and vehicular connections to other neighborhoods and important activity centers within the community.

~~The long-range development plan covering the area between Ramona Avenue and Los Osos Valley Road indicates a mixture of single and multiple family residential uses, each clustered around a common area. Multiple family areas are located north of the neighborhood commercial areas and community park. The development plan proposes a park to serve the area, as well as a system of pedestrian and bicycle links between and within clusters of development.~~

El Moro

~~This area lies adjacent to the neighborhood commercial area along Santa Ysabel and east of Second Street. Much of this development will be in duplexes interspersed with single family residences, similar to the existing pattern. Whenever possible, substandard lots in the El Moro area should be aggregated to provide adequate building sites and to permit screening and avoid rows of garages and parking areas.~~

I. Commercial and Office Areas (includes the Commercial Retail, Office and Professional, and Commercial Service land use categories)

- 1. *Provide incentives to develop a mixture of commercial and residential uses, including senior housing.***
- 2. *Attract environmentally-friendly businesses that value the amenities of the community and increase the job base within the community.***
- 3. *In order to limit commercial development to the west side of South Bay Blvd., do not rezone land on the east side of South Bay Blvd. to enable commercial development.***
- 4. *Promote pedestrian travel and activities so that commercial areas become pedestrian rather than automobile-oriented.***
- 5. *In the central business district and the Baywood commercial area, encourage shared or common off-site parking, accompanied by reduced parking requirements.***
- 6. *Encourage development of the following uses:***
 - a. *Office and professional uses.***
 - b. *One or more business parks that include non-polluting businesses that increase the job base within the community.***
 - c. *Additional motels, hotels and other lodging facilities.***
 - d. *A multi-media center which can be linked to the world through Internet and World Wide Web.***
 - e. *A small, user-friendly government center.***
 - f. *A community medical center.***
 - g. *A cinema.***
 - h. *Arts and crafts fairs.***

Morro Shores

A site within the Morro Shores Mixed Use Area is included in both the Office and Professional and Commercial Retail land use categories (O/P, PF). This site is planned to be developed with park and recreation facilities in connection with a community wastewater treatment facility. However, in the event that this site is not acquired by a public agency or special district and committed to public facility uses, allowable uses are limited by a planning area standard to those that are normally allowable in the Office and Professional category. Please also refer to the preceding policies for the Morro Shores Mixed Use Area (RMF, RSF, CR, CS), Residential Multi-Family Category.

Office and Professional

~~Office and professional uses are presently scattered throughout the community but are mostly located in the downtown commercial center. Four areas are identified for concentration of these uses. The first is immediately north and east of the central business area which will serve as a buffer between retail commercial and multiple family residential uses. The second is immediately west of the community park, adjacent to the proposed neighborhood commercial area at the intersection of Los Osos Valley Road and Ravenna Avenue extension.~~

~~A third node of Office and Professional uses is provided along El Moro Avenue as an extension of the Baywood commercial center. A fourth area identifies the existing Baywood Community Building, however, use is limited to the existing types of community services.~~

J. Commercial Retail

~~Commercial land uses will become increasingly important as community growth occurs. Existing commercial uses occupy about 17 acres of land throughout the community. The plan proposes 60 acres for retail commercial uses with additional allowance for small neighborhood shopping centers.~~

~~Los Osos Village~~ Central Business District

- 1. Concentrate a variety of retail trade, non-government office and professional, service, and residential uses in the central business district. Offer flexibility in the types of uses that are allowable.***
- 2. Do not establish new, competing commercial areas, other than possible neighborhood-serving commercial areas.***
- 3. Reduce land use permit levels or otherwise streamline permit processing for proposed projects that fully comply with the policies and standards in this plan.***

The central business district is envisioned as a lively hub of commercial activity for the entire community. It should offer a variety of retail, non-government office and professional, service, entertainment, and other uses, including mixed residential and commercial uses. A wide variety of uses are allowable, including non-retail uses that are incidental to the primary commercial or office use on a site.

Incentives are given to encourage a combination of commercial and residential uses. Such mixed uses can enable people to live in close proximity to the workplace, reduce vehicle trips and congestion, encourage affordable housing, promote commercial activity by increasing the daytime population downtown, and promote general activity and interest in the downtown.

In order to create a successful downtown, new development is to be pedestrian-oriented and to emphasize the importance of public spaces.

~~General commercial uses are concentrated in the downtown or village area of Los Osos. Commercial development in the village has proceeded at a slow pace over the years. The village has good existing and potential circulation characteristics, served by Los Osos Valley Road, Ninth Street and South Bay Boulevard. An internal loop system may be developed around the central Village area using Santa Ynez Avenue, Los Olivos Avenue and Vista Del Morro Drive.~~

~~While larger commercial establishments such as supermarkets, financial institutions, department stores and theaters are important components, smaller scale uses such as specialty shops, eating places and shops offering personal services certainly complement the area.~~

The design of streets, streetscapes, landscaping, parking lots, and buildings ~~design and landscaping~~ should create be oriented toward a plaza-like, people-oriented centers where people want to stroll, window shop and dine outside.

As opportunities allow, existing commercial centers should be redesigned to provide appropriately-scaled spaces and activities that encourage pedestrian rather than automobile movement within, thereby promoting shopping and business. Incentives should be provided for owners to do this.

Baywood ~~Village~~ Commercial Area (Special Community)

- 4. *Provide for a balance of neighborhood and visitor-serving uses.***
- 5. *Provide access to the bay, and promote visitor-serving or tourist-oriented recreation focused on the bay.***
- 6. *Encourage use of sidewalks and public spaces for restaurant seating, arts and crafts displays and other uses that encourage pedestrian activity.***

7. Encourage mixed residential and commercial/office uses throughout the Baywood Commercial area, as well as bed & breakfast accommodations, on 3rd Street.

The Baywood commercial area is situated in a beautiful natural setting along the shores of the Morro Bay estuary. It offers an excellent opportunity to develop into a pedestrian-oriented center that attracts visitor-serving and tourist-oriented uses, while serving neighborhood commercial needs and retaining a quaint, small-scale character. Several uses appear to be well-suited to this area, besides typical neighborhood-serving commercial uses. Examples include: a visitor/historical center, an amphitheater, a small playhouse/live theater, arts and crafts galleries, restaurants, coffee houses, bed and breakfast accommodations, recreational equipment rental (kayak, canoe, bicycle), nature stores, arts and crafts shows, and sidewalk sales.

~~Existing uses in the Baywood Village are characteristic of the kinds of uses appropriate as neighborhood commercial. These uses presently occupy about three acres; the plan proposes about 12 acres. The natural and scenic attributes of the make it particularly suitable not only for convenience shopping needs of nearby residents, but also for tourist-oriented needs including specialty shops, restaurants and motels or hotels. Lots are almost exclusively 25 by 125 feet in size and pose constraints to development flexibility. Complementary to the character of the area, a neighborhood park is recommended to be linked with the commercial district.~~

~~The absence of large ownerships will likely cause piecemeal and small-scale development to occur. While This may be somewhat in keeping with the neighborhood concept, it also creates circulation and parking difficulties. A program to assure orderly and attractive development of Baywood Village should include adequate parking and a unifying design theme.~~

Cuesta

~~Approximately eight acres of commercial uses are proposed in the Cuesta neighborhood adjacent to Los Osos Valley Road. Unlike adjacent coastal communities, only limited opportunities exist within South Bay Los Osos to increase services available to visitors to the area. This area should be developed under an overall plan to ensure uniformity in design and compatibility with adjacent uses. Access points onto Los Osos Valley Road should be kept to a minimum.~~

Morro Shores

A site within the Morro Shores Mixed Use Area is included in both the Commercial Retail and Public Facilities land use categories (CR,PF). This site is planned to be developed with a community wastewater treatment facility. However, in the event that this site is not acquired by a public agency or special district and committed to public facility uses, allowable uses are limited to neighborhood-oriented commercial uses by a planning area standard. Please also refer to the preceding policies for the Morro Shores Mixed Use Area (RMF,RSF,CR,CS), Residential Multi-Family Category.

K. Commercial Service

Central Business District

- 1. Attract non-polluting businesses that increase the job base within the community and help improve the local balance of jobs and housing.***
- 2. Design new uses to be compatible with and minimize impacts to existing and potential adjacent residential multi-family development.***

This category provides an opportunity to attract industries that provide jobs, such as information processing and computer services; computer software development and applications; and other high-technology industries. However, the size, scale, design, and impacts of such businesses must be consistent with the existing small-town and rural character of Los Osos and compatible with adjacent residential development. Service commercial and light industrial uses are presently scattered throughout the commercial areas. These uses should be concentrated into an area of approximately 22 acres immediately northeast of the Los Osos retail commercial area.

~~Care must be taken to provide for more intensive traffic including supply and service trucks that frequent service commercial areas. On-site parking and loading facilities must be used to expedite traffic flow. Uses should be limited to the more essential community commercial services and uses which do not require large sites. For example, large new or used car and mobilehome sales lots, vehicle and freight terminals, and major warehousing and storage facilities would be inappropriate to the coastal community character.~~

Morro Shores

Refer to the preceding policies for the Morro Shores Mixed Use Area (RMF,RSF,CR,CS), Residential Multi-Family Category.

L. Public Facilities

~~Only those public services and facilities that have a direct effect on land use and are publicly managed are considered.~~ This category includes schools, community drainage basins, **a community septic settling pond, the South Bay Fire Department station, and the library a proposed government center.** ~~Existing and proposed schools and a proposed government center are discussed~~ **The public facilities needed for South Bay are based on policies by many public agencies.** Standards for these facilities may be found in **Chapter 3, the Public Facilities, Services and Resources** section of the plan. ~~The Proposed public facilities proposed for South Bay are noted on the Combining Designations map for Los Osos at the end of Chapter 7.~~

Government Center

MOVE TO CHAPTER 3, PUBLIC FACILITIES, SERVICES AND RESOURCES; COMBINE WITH PROGRAM FOR GOVERNMENT SERVICES CENTER

~~Government facilities should be incorporated into a complex with such features as a community hall, library, sheriff's substation, human services center, and similar service-oriented operations. Consideration should be given to locating the complex together with the new library site adjacent to the community park.~~

Schools

MOVE TO CHAPTER 3, PUBLIC FACILITIES, SERVICES AND RESOURCES; COMBINE WITH DISCUSSION OF SCHOOLS

~~Existing schools are Sunnyside Elementary School south of Los Osos Valley Road, Baywood Elementary on Ninth Street in Baywood Park, and Los Osos Junior High School on the east side of South Bay Boulevard. A new elementary school site has been acquired in the block bounded by Pecho Road, Rosina Drive, Doris Avenue, and Los Osos Valley Road (The Martin Tract).~~

~~The general location of one additional elementary school site is indicated symbolically in the area north of Buckskin Drive in the creekside area. The site will be needed as the community approaches its maximum size under this plan. A high school site, if needed in the future, would be favored south of the junior high school.~~

VI. E. ~~PLANNING AREA LAND USE PROGRAMS~~

"Programs" are **recommended** non-mandatory actions ~~or policies recommended by the Land Use Element~~ to achieve community or areawide objectives identified in this area plan. ~~The~~ Implementation of each LUE program is the responsibility of the community, ~~through the county or other public agency identified in the program itself~~ **and in the table at the end of this chapter**. Because programs (some of which include special studies) are recommended actions rather than mandatory requirements, implementation of any program should be based on consideration of community needs, ~~and substantial community support for the program and available funds. its related cost.~~

Land use programs for the Estero Planning Area are grouped ~~first~~ under the **headings Land Use and Parks** ~~names of communities or rural areas, and then~~ **also by general area and/or subject.** ~~under land use categories or other location headings to identify specific areas where they each apply.~~ **Programs about Los Osos habitat conservation and the Morro Bay Estuary and its watershed are listed in Chapter 6. Programs regarding trails and coastal access are listed in Chapter 5.**

A. Land Use, Rural Estero Area & Adelaida Planning Area Programs

Except for Program 2, the following programs apply to portions of the Estero Planning Area outside of urban and village reserve lines, and are in the land use categories listed by subject.

Agriculture

1. **Agricultural Preserves.** The county should continue to encourage eligible property owners of eligible lands to participate in the agricultural preserve program.

Adeladia Planning Area

2. **Adelaida General Plan/LUO Amendments.** The county should process an amendment to the Adelaida Area Plan and the Land Use Ordinance to accomplish the following:
 - a. Establish a new Sensitive Resource Area (SRA) combining or similar designation and accompanying planning area standards to protect the viewshed as seen from Highway 1 in the vicinity of Cayucos.
 - b. Delete the Energy or Extractive Area (EX) combining designation for the Standard Oil Company Tank Farm.
 - c. Establish a referral area, within which certain commercial, industrial or other projects that have potential to release contaminants within the watershed of Whale Rock Reservoir are referred to the County Environmental Health Division for review and recommendations.
 - d. Add planning area standards for the Estero Marine Terminal ownership that correspond with those contained in the Estero Area Plan.
- ~~2. **Project Referral Program.** The county should establish a project referral area around the city of Morro Bay to include the Morro and Chorro Hydrologic Basin Boundaries as defined in the city of Morro Bay Preliminary Water Management Plan February 1981. All projects which require more than a ministerial entitlement from the county or will result in the use of more than 1 acre-foot of water per year are to be referred to the city of Morro Bay for review.~~

PROGRAMS

Agriculture

- ~~3. **Additional Water Sources.** The county should investigate possible sources of additional water to expand irrigated croplands as well as on hillsides that are appropriate for orchard or vineyards.~~
- ~~4. **Coastal Conservancy Study.** The county should support the Coastal Conservancy study of agricultural preservation in Morro Valley.~~

Industrial

- ~~5. **Chevron Marine Terminal.** The county should encourage expansion or construction of onshore petroleum pipelines in lieu of any expansion of marine terminal facilities or operations.~~

Public Facility

- ~~6. The county should work with the operator of the Los Osos landfill to identify practices or on-site characteristics which contribute to significant sedimentation increases which impact the surrounding estuary. A management plan for correcting identified problems shall be established.~~

Recreation

7. **Montaña de Oro - Expansion. MOVED TO "STATE PARKS" SECTION**
8. **State Facility - Screening. MOVED TO "STATE PARKS" SECTION**
9. **Turnouts and Vista Points. MOVED TO "COUNTY PARKS" SECTION**
10. **Wetlands Protection. MOVED TO CHAPTER 6, PROGRAMS**
11. **Morro Bay State Park General Development Plan. MOVED TO "STATE PARKS"**
12. **Montaña de Oro State Park State Parks Improvements. MOVED TO "STATE PARKS" SECTION**
- ~~13. **Cayucos Hillsides.** Work with property owners to pursue a program of land aggregation for old, small lot subdivisions in the steep Cayucos hillsides subject to flooding, and existing and potential landslides.~~

B. Land Use, Cayucos and Vicinity

- 1. Town Square.** The county should work with the community and business and property owners to investigate the possibility of developing a town square or central park in the central business district.
- 2. Seawalls.**
 - a. Beach Access.** The county should amend Chapter 23.05 of the Coastal Zone Land Use Ordinance to allow private beach access ways to be incorporated into seawalls where the access ways are as unobtrusive as possible and receive appropriate engineering and geologic review to ensure safety and prevent erosion. Standards should also require that private beach access ways be entirely on private property, be properly maintained by the property owner, and not impact sensitive habitat.
 - b. Permits.** The county should find ways to simplify the permit process for seawalls, such as establishing criteria for approval and creating an easy-to-understand checklist of key requirements for applicants.
- 3. Tax Defaults.**
 - a. Within the Urban Reserve Line.** In order to reduce potential impacts of development, the county should retain properties acquired through tax defaults where the entire lot is located on slopes greater than 30 percent or within a Geologic Study Area combining designation (see Chapters 6 and 7).
 - b. Outside the Urban Reserve Line.** In order to reduce potential environmental impacts of development, the county should retain properties acquired through tax defaults in the Morro Strand and Morro Rock View subdivisions outside of the urban reserve line.
- 4. TDC Program.** The county should consider implementing a community-based transfer of development credits (TDC) program that encourages shifting development potential from areas with important environmental and open space features to areas within the urban reserve line that are appropriate for higher intensity development.
- 5. Specific Plan or Development Plan West of Cayucos Creek.** The county should encourage owners of properties west of Cayucos Creek shown in Figure 4-5 to participate in preparation of a specific plan or Development Plan for that area. The specific plan or Development Plan should integrate land uses on the north side of North Ocean Avenue and provide for connections between those uses. It should promote mixed-use development and multi-family housing, provide for recreation

opportunities, and provide for convenient bicycle and pedestrian connections to the central business district, including improved access across Cayucos Creek.

- 6. Downtown Enhancement.** The County Department of Planning and Building should work with the community to form a business improvement district (B.I.D.) or other assessment district, seek funding for, and facilitate implementation of a phased series of improvements to a portion of the downtown. A B.I.D. or other assessment district should be responsible for on-going maintenance of landscaping, lighting, street furniture, and other amenities, as well as for other business district functions. A B.I.D. or other assessment district may need to assist in funding improvements, and such improvements should be funded through sources that do not compete with funding for road maintenance and transportation capacity enhancement. The objectives of the downtown improvements are to:

- increase the amount of parking
- improve streets, sidewalks, access, and safety
- make the downtown more pedestrian-friendly
- enhance the appearance of the area
- promote activity, especially business activity

The improvements must maintain the existing character of the community as a beach town having a small-scale appearance, and must include appropriate drainage improvements. The improvements should include the following, listed in priority order:

- Phase 1: Provide a large net increase in the existing number of formally designated public parking spaces within a one-block radius of Ocean Front Street through means such as:
- a. Reconfiguring the parking arrangement in the public parking lot adjacent to the Veterans Memorial Building for greater efficiency (a later phase could include attractive landscaping and lighting)
 - b. Creating angled parking areas along the blocks of D and E Streets that are immediately northeast of North Ocean Avenue within the central business district
 - c. Creating a parking area at the seaward terminus of E Street
 - d. Creating angled parking spaces along North Ocean Avenue leading to B Street and along B Street to Ash Street

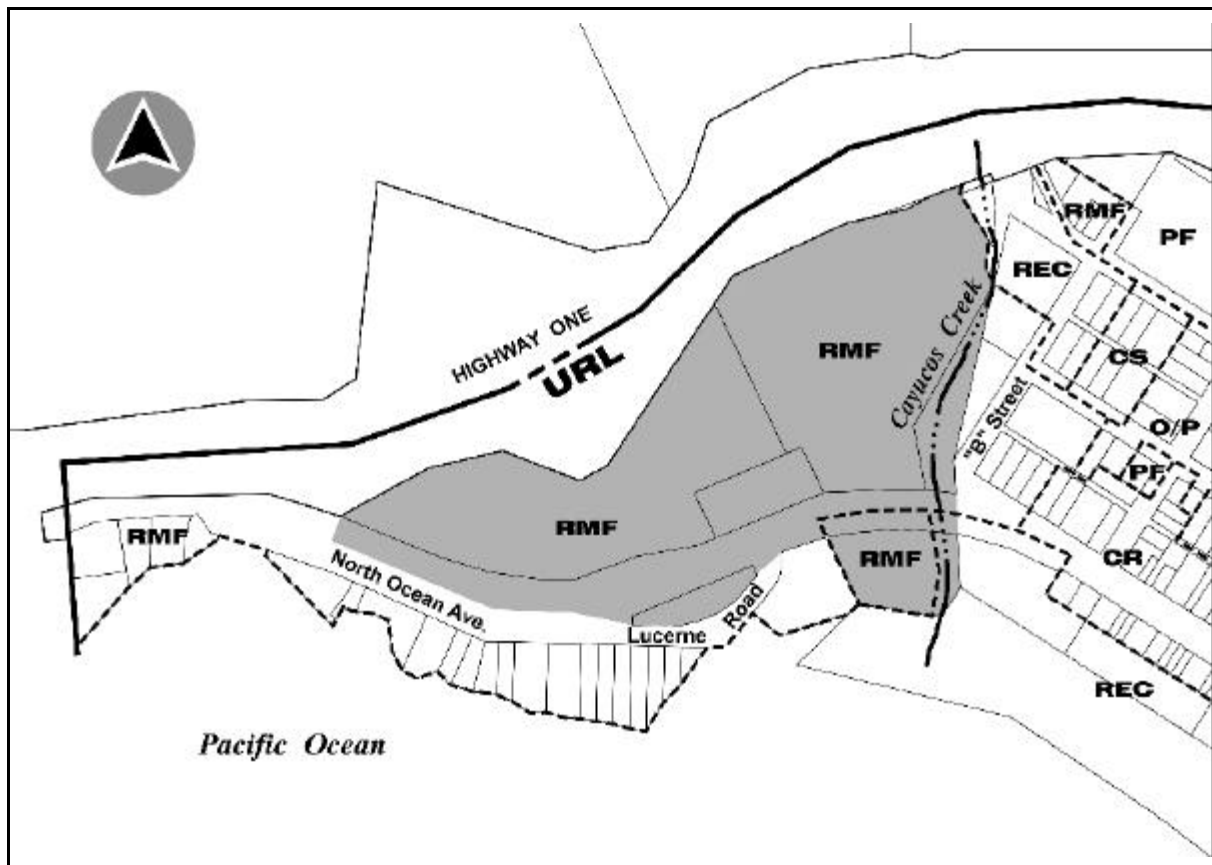


Figure 4-5: Specific Plan or Development Plan Area West of Cayucos Creek

- Phase 2:** Reconfigure Ocean Front Street and the parking area southeast of D Street to create a pedestrian promenade that could become a premier attraction and destination of the Estero Bay and North Coast areas. Create a public place where people wish to visit, window shop, dine, and spend time. Encourage businesses to orient their entrances to Ocean Front Street. Install drainage improvements as appropriate. Consider including the following features:
- a. A wide pedestrian walkway adjacent to the beach, with seating areas, small-scale, low-maintenance landscaping, and small-scale lighting
 - b. A sidewalk adjacent to the buildings
 - c. A new seawall that incorporates handicapped-accessible observation areas overlooking the beach

PROGRAMS: LAND USE, CAYUCOS AND VICINITY

- d. Replacement of the existing public restrooms with new ones that could be located in the vicinity of D Street and/or attached to the outside of the Veterans Memorial Building

Phase 3: Make various improvements along North Ocean Avenue in order to improve pedestrian access and safety, including “calming” traffic, and make the area more attractive, while reinforcing the community’s historic character and identity. Improvements could include the following:

- a. Widened sidewalks, with seating areas and landscaping
- b. Textured crosswalks, especially at the intersection with Cayucos Drive
- c. Islands with community identification signs at the each end of the area shown in the enhancement plan concept
- d. Subtle “bulb-outs” at intersections to slow-down or “calm” traffic

Phase 4: Install a trail from Hardie Park to the Veterans Memorial Building and make a connection to the proposed promenade (see Phase 2)

Additional opportunities for enhancing the downtown area, together with potential constraints and issues that would need to be considered, are illustrated and described in Figure F-4 in Appendix F.

7. **Geologic Study.** The county should encourage preparation and subsequent implementation of the recommendations of a study of the cumulative geologic impacts of future development in hillsides areas within the urban reserve line. The study should include recommendations to avoid and correct geologic and associated hazards such as flooding, and strategies to implement those recommendations, consistent with the Safety Element.

~~8. **Residential Multi-Family Density.** In the event that Cayucos obtains supplemental water, the county should initiate an amendment to this plan by revising the Residential Multi-Family planning area standard for density to increase the maximum density to a level commensurate with community water supply.~~

- ~~7. **Building Preservation.** The county should work with the community to encourage preservation of the older Victorian-style homes in the Morro Rock View. Renovation and conversion to office and professional uses is an alternative to residential use of these buildings.~~

~~Cayucos Urban Area Programs~~

~~The following programs apply within the Cayucos urban reserve line to the land use categories listed:~~

~~Commercial Retail~~

- ~~1. **CBD Study.** The county should work with the community to develop a plan and program for the renovation, improvement and enhancement of the central business district (CBD). Elements of the program should include:~~
- ~~a. Design features integrating the CBD with adjacent beach areas;~~
 - ~~b. Adequate parking facilities to serve downtown businesses;~~
 - ~~c. Clearly identified pedestrian ways connecting parking areas to stores, and set apart from vehicle routes by such means as varied paving patterns and landscaping elements;~~
 - ~~d. Directional signs and street furniture in keeping with the established design theme.~~
- ~~2. **Downtown Improvement District.** The county should work with the community to form a special improvement district comprised of local businesses to work toward development of adequate parking facilities to serve the Cayucos downtown.~~
3. **Bicycle Paths. MOVED TO CHAPTER 5, CIRCULATION PROGRAMS**
4. **Parksite Reservation - Morro Strand. MOVED TO "COUNTY PARKS" SECTION**
5. **Recreation Facility Design. MOVED TO "COUNTY PARKS" SECTION**
6. **Beach Access. MOVED TO "COASTAL ACCESS, CAYUCOS" SECTION**

C. Land Use, Los Osos

- 1. Central Business District-Community Center Connection.** If there is neighborhood and merchant support, the county should work with the neighborhood and community to prepare a land use/design plan that provides better physical and land use connections between the community center/park/future government services center and the central business district. The land use/design plan should be incorporated into this area plan. Such a plan may include land use changes on Bush Drive and Ferrell Ave. in the vicinity of Los Osos Valley Road that create a land use transition and pedestrian/bicycle connections (perhaps via plazas and walkways) between the community center/park and the central business district. One example of such a plan is illustrated in the Sweet Springs Connection Design Concept shown in Appendix F, Figure F-1.
- 2. CBD Design and Enhancement.** If there is property owner interest, the county should facilitate development of a design plan and possible accompanying standards and guidelines for the central business district that implement the following design principles and the design standards and guidelines listed for the central business district in Chapter 7, Planning Area Standards:
 - a. Design streets, streetscapes, landscaping, parking lots, and buildings to encourage pedestrian use and activities.
 - b. Promote a mixture of commercial and residential uses.
 - c. Emphasize the importance of public spaces.

The design plan should be developed together with property and business owners, with participation by surrounding neighborhoods. Also, if there is property owner interest, facilitate formation of Property and Business Improvement District or other entity in order to finance, implement and maintain improvements.

- 3. Baywood Commercial Area Design and Enhancement.** If there is property owner interest, the county should facilitate development of a design plan and possible accompanying standards and guidelines that implement the following design principles for the Baywood Commercial area and the design guidelines listed for the Baywood Commercial Area in Chapter 7, Planning Area Standards:
 - a. Design streets, streetscapes, landscaping, parking lots, and buildings to encourage pedestrian use and activities.
 - b. Emphasize the importance of public spaces.

- c. Provide landscaped pedestrian spaces that are inter-connected by a network of walkways and plazas.
- d. Provide traffic calming measures on 2nd Street.

The design plan should be developed together with property and business owners, with participation by surrounding neighborhoods. Also, if there is property owner interest, facilitate formation of a Property and Business Improvement District or other entity in order to finance, implement and maintain improvements.

- 4. **Gateways.** The county should work with the community to enhance and landscape entryways to the community along Los Osos Valley Road and South Bay Blvd. in a way that reflects community identity. One preferred location for an entryway is a portion of the right of way at the northeast corner of Los Osos Valley Road and South Bay Blvd.
- 5. **Bed and Breakfast Facilities.** In order to encourage visitor-serving opportunities in Los Osos, the county should consider amending this plan and Table O in Coastal Framework for Planning to make bed and breakfast facilities a special allowable use in the Residential Single-Family category in Los Osos, only where authorized by a planning area standard. Accompanying amendments to the Coastal Zone Land Use Ordinance could limit the number of allowable units and require on-site parking on the rear of the site.
- 6. **Los Osos Greenbelt.** The county should acquire easements, and support efforts of public agencies, conservation organizations, and others to acquire easements and properties in fee within and outside of the urban reserve line to form a greenbelt along the eastern and southern fringe of the community. Easements could be acquired through means such as purchase, approval of land use permits for development projects, mitigation banking, and transfer of development credits.
- 7. **Specific Plan for Sea Horse Lane Area.** The county should encourage owners of properties in the Sea Horse Lane area (see Figure 4-4) to participate in preparation of a specific plan for that area. The specific plan should address topics such as:
 - a. Ultimate levels of residential and equestrian use
 - b. Street improvements and possible secondary access
 - c. Community water service
 - d. Fire protection
 - e. Trail routes within and beyond the Sea Horse Lane area
 - f. Control of noise, dust, odor, rodents, and vectors
 - g. Sanitation facilities

PROGRAMS: LAND USE, LOS OSOS

- h. Impacts on surrounding residential areas**
- 8. Buildout Review and Adjustments.** After construction permits are issued for a community sewer project and a groundwater study of the Los Osos groundwater basin is adopted by the Los Osos Community Services District, the Planning and Building Department should do the following:
 - c. Compare the amount of buildout under this plan to sewer capacity and “safe yield” of the groundwater basin; and
 - d. Initiate general plan amendments as needed that propose changes to buildout and the location of the Urban Services Line so that the amount of future development can be accommodated by the capacity of the sewer system and the safe yield of the groundwater basin without seawater intrusion.
- 9. Buildout Reductions--No Sewer.** In the event that a community sewer system is not under construction operational by Spring 2008, the county should initiate general plan amendments as needed to reduce buildout within the Urban Reserve Line to a level that can be accommodated by use of septic systems throughout the community.

South Bay Urban Area Programs

~~The following programs apply within the South Bay urban reserve line in the land use categories listed.~~

Communitywide

~~1. **Interim Resource Management.** The following procedures should be initiated:~~

- ~~- a.** The Planning Department in cooperation with County Service Area #9 and the local purveyors of water, and the county Engineering Department is to provide the Board of Supervisors and Planning Commission with a semi-annual report on water usage and development activity in the South Bay area. This shall include reevaluation of estimated agricultural water use and project urban growth. Development applications are to be categorized by coastal priority and non-priority uses.
 - b.** The Board of Supervisors after receiving a recommendation from the Planning Commission is to make findings as to whether development of priority uses will be affected by any proposed development.~~

- ~~c. If the Board finds that proposed development will result in water demand approaching 1800 acre-feet per year for the Los Osos Basin or that proposed coastal priority uses will be affected by water restrictions, then all development applications are to be elevated to Development Plan review with preference given to priority uses.~~

Commercial Retail

- ~~1. **CBD Plan.** The Board of Supervisors should appoint advisory groups from chamber of commerce, commercial property owners and tenants for local guidance in the improvement, design, and development of the Los Osos and Baywood Village areas. The advisory group and the county Planning Department should work toward preparation of village plans to define design objectives and development standards for siting structures, exterior building materials, signing, landscaping, parking, lighting, and street furniture. The CBD plans should also provide for include the following features:~~
 - ~~a. Pedestrian access within the villages and connections with adjacent residential and recreation areas.~~
 - ~~b. Undergrounding of utilities along Los Osos Valley Road in Los Osos Village, and along 2nd Street between Santa Ysabel Avenue and El Moro Avenue in Baywood Village.~~
 - ~~c. Establishment of assessment districts to provide for common parking areas, landscaping, and other features as identified in the development of the plans.~~
- 2. Boat Launching Ramp. MOVED TO "COUNTY PARKS" SECTION**
- 3. Parksite Reservation - Bayshore. MOVED TO "COUNTY PARKS" SECTION**
- 4. Parksite Reservation - South Bay. MOVED TO "COUNTY PARKS" SECTION**

Residential Multi-Family

- ~~5. **Multi-Family Housing.** Strong consideration should be given during the update of this area plan to including additional land in the Residential Multi-Family land use category in order to increase opportunities for multi-family, rental and affordable housing. In particular, consideration should be given to making the following land use category changes as shown in Figure 6-3. [Amended 1991, Ord. 2443]:~~

- ~~———— a. ———— Change 9.3 acres from Office and Professional to Residential Multi Family on the east side of Fairchild Way south of Santa Ynez Avenue and on the north side of Santa Ynez Avenue east and west of Fairchild Way. [Amended 1991, Ord. 2443]~~
- ~~———— b. ———— Change 3.1 acres from Commercial Service to Office and Professional on the west side of Fairchild Way south of Santa Ynez Avenue. [Amended 1991, Ord. 2443]~~

Residential Single Family

- ~~6. ———— **Circulation System Design — El Moro.** The county Planning and Engineering Departments should work with the community to conduct a special study in El Moro to improve circulation and neighborhood character, including the following:~~
 - ~~———— a. ———— Develop a street design to utilize the 80 foot rights-of-way more effectively and provide for storm drainage runoff, pedestrian and bikeway access, and street tree planting and maintenance. Standard curb and gutter treatment should be avoided for much of the area.~~
 - ~~———— b. ———— Establish pedestrian and bicycle links interconnecting residential areas, schools, and recreation areas~~
 - ~~———— c. ———— Work with property owners and LAFCo to initiate formation of special assessment districts to carry out programs.~~
 - ~~———— d. ———— Initiate a program for undergrounding of utilities for the area north of Santa Ysabel and west of 2nd Street. Evaluate other visual areas for future undergrounding.~~

Residential Suburban

- ~~7. ———— **Circulation System Design.** The county should encourage extension of stub streets where necessary for access to developing parcels and for eventual linkage to form loop patterns. **ADDRESSED IN CH. 7, SECTION D, COMMUNITYWIDE STANDARDS**~~
- 8. Habitat Protection - Sunset Area. MOVED TO CHAPTER 6, PROGRAMS**

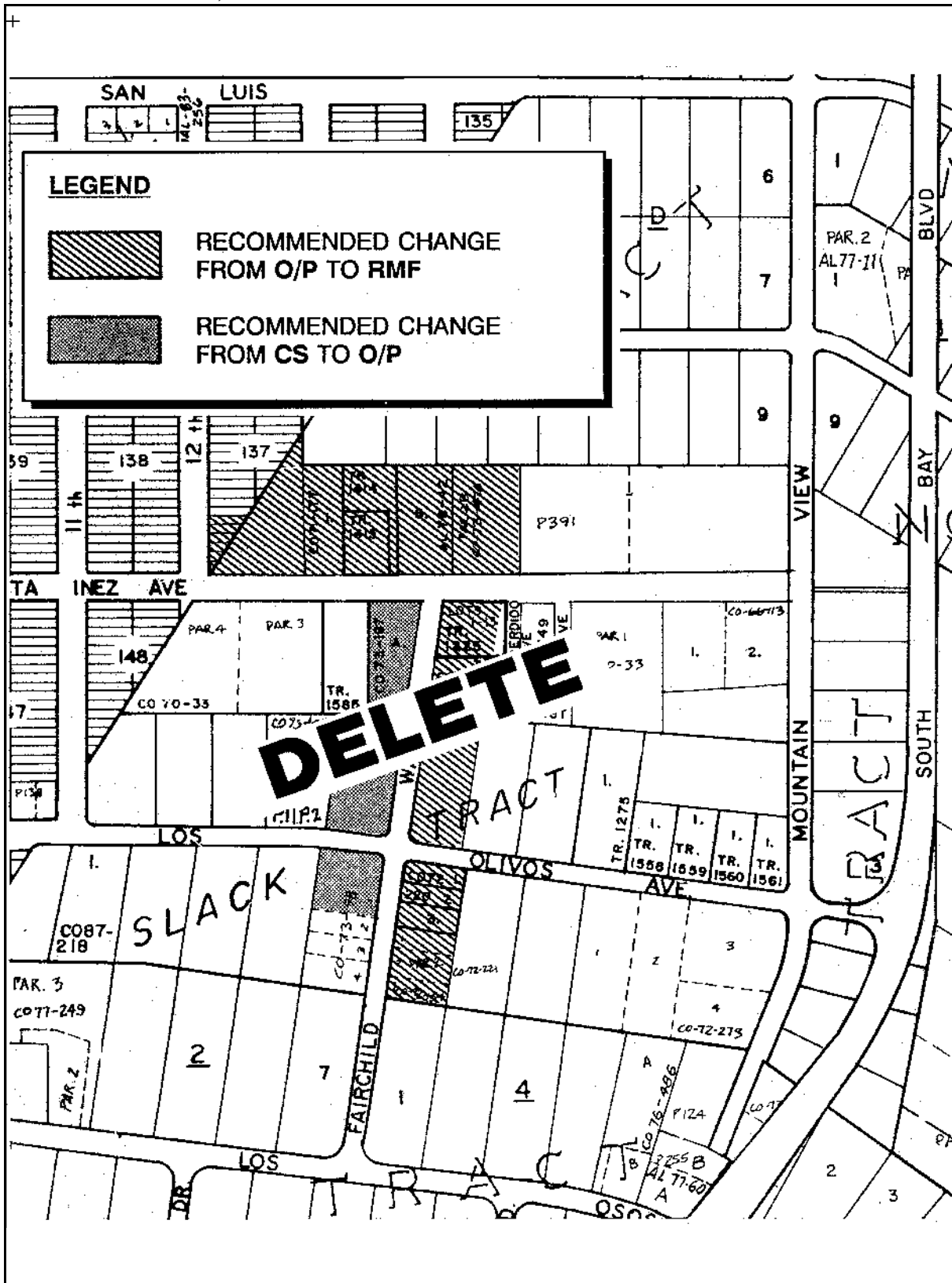


Figure 4-3: Recommended Land Use Category Changes to Increase Multi-Family Housing Opportunities

D. State Parks

- 1. Montaña de Oro and Morro Bay State Parks.** The State Department of Parks and Recreation should solicit and take into consideration timely community review of proposed improvements at or expansion of Montaña de Oro or Morro Bay State Parks.
- 2. 7. Old Creek and Willow Creek. State Parks Improvements.** The State Department of Parks and Recreation should improve the state park at Old Creek and Willow Creek consistent with protection of creek and wetland habitats. Improvements should include adequate parking, restrooms and trails. **MOVED FROM CHAPTER 6, PROGRAMS**
- 3. Morro Strand State Beach Improvements.** The State Department of Parks and Recreation ~~should~~ **shall** complete the following improvements, **consistent with protection of sensitive wetland habitat:**
 - a.** ~~Improvement of~~ A paved parking area south of Old Creek.
 - b.** Picnic tables and restrooms.
 - c.** Interpretive signs describing the Old Creek lagoon and riparian habitat.
 - d.** ~~All improvements at this location shall be consistent with the protection of the sensitive wetland habitat.~~ **MOVED FROM CHAPTER 7, CAYUCOS RECREATION PLANNING AREA STANDARDS**
- ~~**3. Vista Points.** The State Department of Parks and Recreation should improve a vista point at the entrance to Montana de Oro State Park with permeable surface, sign and trash receptacle. **MOVED FROM CHAPTER 6, PROGRAMS**~~
- ~~**7. Montana de Oro - Expansion.** The county should encourage continued State expansion of Montana de Oro State Park to its planned boundaries.~~
- ~~**8. State Facility - Screening.** The State Department of Parks and Recreation should provide screening or a landscaped buffer around the entrance to the building materials site on South Bay Boulevard opposite Morro Bay north of Turri Road.~~
- ~~**9. Turnouts and Vista Points.** The county Engineering Department should identify appropriate sites for turn-outs and vista points with interpretive facilities.~~

PROGRAMS: STATE PARKS

- ~~11. **Morro Bay State Park General Development Plan.** The State Department of Parks and Recreation should prepare a general development plan to include the following:~~
- ~~a. Acquisition of sensitive bayfront wetlands should be given high priority.~~
 - ~~b. Coastal access improvements.~~
 - ~~c. On the east side of South Bay Boulevard, the State should consider providing hiking trails, campgrounds and a multi-use area. The campground should be well landscaped with native vegetation.~~
 - ~~d. Site selection for a new campground east of South Bay Boulevard should be located where hills would minimize the visibility from the public road.~~
- ~~12. **Montana de Oro State Park Improvements.** The State Department of Parks and Recreation should consider the following improvements:~~
- ~~a. A vegetation management program to maintain the habitat value of native species. This could include dune management to stabilize dune vegetation.~~
 - ~~b. A visitor contact point should be developed on Pecho Road near the entrance to the park.~~
 - ~~c. A walk-in campground should be developed one mile up Islay Creek.~~
 - ~~d. The existing equestrian staging area should be increased in size and capacity to accommodate day and overnight users.~~
 - ~~e. On-street parking at Hazard Cove should be eliminated and a new parking lot developed off the highway to the south.~~
 - ~~f. At the Spooners Cove and Coon Creek day use areas, the parking area should be paved, picnic area should be enlarged and permanent restrooms provided.~~
 - ~~g. Interpretive signs should be placed at Coon Creek Canyon and the marine terrace between Spooners Cove and Coon Creek Cove.~~
- ~~4. **Parking.** The State Department of Parks and Recreation should provide a parking area near the entrance to Hazard Canyon (a major public access area).~~ **MOVED FROM CHAPTER 6, PROGRAMS**

E. County Parks, Cayucos and Vicinity

- 1. 5- Recreation Facility Design.** The county should offer recreational programs and activities that design recreation facilities to serve all age groups, with particular emphasis placed on facilities and organized activities for senior citizens and school-aged youths.
- 2. Cayucos Parks.** The county should provide a total of about 28 acres of neighborhood and community parkland in Cayucos. The following or equivalent sites should be considered in order to meet this objective:
 - a. 4- Cayucos Neighborhood Parks. Parksite Reservation—Morro Strand.** The county should develop two neighborhood parks in Cayucos. At least one of those parks should be located on the east side of Highway 1, such as the proposed park site located adjacent to Highway 1, near the cemetery. The county should work with the community to select a site for the proposed Morro Strand neighborhood park.
 - b. Coastal Bluff Park and Coastal Access Between Cayucos and Morro Bay.** The county or other applicable agency should acquire and develop a park on the coastal bluff between Cayucos and Morro Bay, south of Studio Drive, and should acquire and improve coastal access between Cayucos and Morro Bay, as follows:
 - (1)** The park should be primarily for pedestrian use, and could include an interpretive display(s) about the coastal environment and the federally-listed Western snowy plover.
 - (2)** An off-highway bike path should be built connecting Cayucos and Morro Bay.
 - (3)** The sandy beach between Cayucos and Morro Bay should be acquired or offered for dedication.
 - (4)** Possible dedication and funding for development of a park site should be explored in connection with proposed private development on the larger ownership.
 - (5)** Development should protect and enhance sensitive habitat, including habitat for the federally-listed Western snowy plover. Environmental review for improvements should include consultation with the U.S. Fish and Wildlife Service. Public access may need to be seasonally limited to protect the snowy plover.

3. **Joint Use of School Facilities.** If a new school is developed, the county and the Cayucos Elementary School District should develop a joint powers agreement for public use of school facilities.

F. County Parks, Los Osos and Vicinity

1. **Los Osos Parks.** The County should provide a total of about 118 acres of neighborhood and community parkland in Los Osos. The following or equivalent sites should be considered in order to meet this goal:

a.2. Boat Launch and Park in the Back Bay. ~~Boat Launching Ramp.~~ The county should work with the community, the California Department of Fish and Game and the California Coastal Commission to ~~acquire toward acquisition and development of a site for a park and small boat launching ramp, consistent with protection of sensitive habitat. ramp at Cuesta-by-the-Sea.~~

b. Los Osos Community Park and Sports Complex.

(1) Less intensive recreational facilities should be developed in a central location, such as adjacent to the county library on Palisades Avenue. This area could include a playground area and equipment, and group picnic areas.

(2) Structured playfields, ball fields and more intensive recreation could be developed near the Los Osos Middle School.

c. Skyline Drive Community Park. This 3.5-acre potential site is located along the extension of Skyline Drive between Ravenna and Broderson Avenues with a proposed housing project. The park could include open play fields, picnic areas, and turf areas. Future development along Skyline Drive and Palisades Avenues should include parkways along those roads to connect the existing community park/community center and this proposed park.

d. Los Osos Aquatic Center. An aquatic center, including an outdoor swimming pool, should be built for instructional and recreational swimming for all residents of Los Osos.

e. Community Off-Leash Dog Park. An off-leash dog park could be developed along Los Osos Valley Road in connection with the proposed community wastewater treatment facility.

PROGRAMS: COUNTY PARKS, LOS OSOS AND VICINITY

- f. Baywood Park Area Neighborhood/Community Park(s).** A neighborhood/community park is needed in the Baywood Park area. A site within a proposed, major development project should be considered.
 - g. Baywood Park Area "Pocket Parks."** The county should consider acquiring one or more vacant lots that could serve as "pocket parks." Funding for development and maintenance could be arranged through agreements with the Los Osos Community Services District.
- 2. Multiple Use of Drainage Basins.** The county should consider using existing and planned drainage basins for recreational purposes where feasible and if maintenance can be provided through a joint agreement between appropriate agencies/entities.
- 3. Joint Use of School Facilities.** The county and the San Luis Coastal Unified School District should develop joint powers agreements that provide additional opportunities for public use of existing school facilities, as well as construction of new facilities.
- 4. Los Osos Recreation Program.**
 - a.** A comprehensive recreation program and facilities should be established that targets children and young adults. A recreation coordinator could be hired, and recreation facilities could be built where needed. A joint use agreement between the San Luis Coastal Unified School District, the city of Morro Bay, the county, or the Los Osos Community Services District could help make recreation facilities available.
 - b.** A recreation assessment could fund recreation and sports programs by a service charge through the Los Osos Community Services District. As an alternative, consider establishing a recreation district that includes the city of Morro Bay.
- ~~**3. Parksites Reservation - Bayshore.** The county should work with the community to identify and reserve a community park site for passive recreation along the south shore of Morro Bay.~~
- ~~**4. Parksites Reservation - South Bay.** The county should work with the community to develop neighborhood park facilities near Baywood Elementary School, Los Osos Junior High School and Baywood peninsula.~~

PROGRAMS: SCHEDULE FOR COMPLETING RECOMMENDED PROGRAMS

The following table summarizes the preceding recommended programs to be implemented by the county or other public agencies. In the table, the first column, "Program No.," identifies the program by its number in the preceding text. The second column, "Program," identifies the subject of the program. The column under "Responsible Agencies" lists which public and/or private agencies have primary responsibility for carrying out each program. The column, "Potential Program Funding," lists potential sources of funding for each program. The column, "Time Frame," identifies whether each program is expected to be carried out over a short, medium, or long-term period, or whether the program requires an on-going effort. The column, "Target Date," lists the estimated date by which each program should be implemented. The last column, "Priority," ranks each program according to whether it has a high, medium or low priority for implementation. This will help decision makers and the public decide how to allocate limited funds.

Table 4-2, Schedule for Completing Recommended Programs

PRO- GRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL FUNDING	TIME FRAME	TARGET DATE	PRIORITY
A. LAND USE, RURAL AREA & ADELAIDA						
A1.	AG PRESERVES	CO. PLANNING, CO. AG.	COUNTY	ON- GOING	ON- GOING	HIGH
A2.	ADELAIDA GENERAL PLAN AMENDMENTS	CO. PLANNING	COUNTY	SHORT- TERM	2005	HIGH
B. LAND USE, CAYUCOS AND VICINITY						
B1.	TOWN SQUARE	CO. PLANNING	ASSMT.DST., DEVELOPER	LONG- TERM	2010+	MEDIUM
B2.	SEAWALLS: LCP AMENDMENTS	CO. PLANNING	COUNTY	SHORT- TERM	2005	MEDIUM
CO. PLANNING CO. AG. CO. HEALTH CO. GENERAL SERVICES		COUNTY DEPARTMENT OF PLANNING AND BUILDING COUNTY DEPT. OF AGRICULTURE/AGRICULTURAL COMMISSIONER COUNTY HEALTH DEPARTMENT/ENVIRONMENTAL HEALTH COUNTY DEPARTMENT OF GENERAL SERVICES				

PROGRAMS: SCHEDULE FOR COMPLETING RECOMMENDED PROGRAMS

Table 4-2 (Con't)
Schedule for Completing Recommended Programs

PRO-GRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL FUNDING	TIME FRAME	TARGET DATE	PRIORITY
B. LAND USE, CAYUCOS AND VICINITY						
B3.	TAX DEFAULTS	CO. GENERAL SERVICES	COUNTY	ON-GOING	ON-GOING	HIGH
B4.	TDC PROGRAM	CO. PLANNING	COUNTY	SHORT-TERM	2005	MEDIUM
B5.	SPECIFIC PLAN OR DEVELOPMENT PLAN WEST OF CAYUCOS CREEK	CO. PLANNING	COUNTY	LONG-TERM	2010+	MEDIUM
B6.	CAYUCOS DOWNTOWN ENHANCEMENT	CO. PLANNING	GRANTS	MED.-TERM	2005-2010+	HIGH
B7.	GEOLOGIC STUDY	COUNTY	LAND-OWNERS	MED.-TERM	2010	HIGH
B8.	RESIDENTIAL MULTI-FAMILY	CO. PLANNING	COUNTY	MED.-TO LONG-TERM	2010+	MEDIUM
C. LAND USE, LOS OSOS						
C1.	CBD-COMMUNITY CENTER CONNECTION	CO. PLANNING	COUNTY	SHORT-TERM	2005	HIGH
C2.	CBD DESIGN	CO. PLANNING, PUB. WORKS	COUNTY, GRANTS, ASSMT. DST.	SHORT-TERM	2005	HIGH
C3.	BAYWOOD COMMERCIAL DESIGN	CO. PLANNING, PUB. WORKS	COUNTY, GRANTS, ASSMT. DST	SHORT-TERM	2005	HIGH
C4.	GATEWAYS	CO. PLANNING	GRANTS	LONG-TERM	2010+	MEDIUM
CO. GENERAL SERVICES CO. PLANNING PUB. WORKS		COUNTY DEPARTMENT OF GENERAL SERVICES COUNTY DEPARTMENT OF PLANNING AND BUILDING COUNTY DEPARTMENT OF PUBLIC WORKS				

PROGRAMS: SCHEDULE FOR COMPLETING RECOMMENDED PROGRAMS

Table 4-2 (Con't)
Schedule for Completing Recommended Programs

AREA/ PRO- GRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL FUNDING	TIME FRAME	TARGET DATE	PRIORITY
C. LAND USE, LOS OSOS						
C5.	BED AND BREAKFAST	CO. PLANNING	COUNTY	SHORT- TERM	2005	MEDIUM
C6.	LOS OSOS GREENBELT	CO. PLANNING, CONSERV. ORGS., OTHERS	GRANTS, DEVELOPERS	ON- GOING	ON- GOING	HIGH
C7.	SPECIFIC PLAN: SEA HORSE LANE	CO. PLANNING, PROPERTY OWNERS	PROPERTY OWNERS	ON- GOING	ON- GOING	LOW
C8.	BUILDOUT REVIEW AND ADJUSTMENTS	CO. PLANNING	COUNTY	SHORT- TERM	2005	MEDIUM
C9.	BUILDOUT REDUCTIONS-- NO SEWER	COUNTY	COUNTY	SHORT- TERM	2008	MEDIUM
D. STATE PARKS						
D1.	MONTANA DE ORO & MORRO BAY STATE PARKS	STATE PARKS	STATE	ON- GOING	ON- GOING	HIGH
D2.	OLD CREEK AND WILLOW CREEK	STATE PARKS	STATE	LONG- TERM	2010+	MEDIUM
D3.	MORRO STRAND STATE BEACH IMPROVEMENTS	STATE PARKS	STATE	LONG- TERM	2010+	MEDIUM
<div style="display: flex; justify-content: space-between;"> <div> CO. PLANNING CONSERV. ORGS. CO. PARKS </div> <div> COUNTY DEPARTMENT OF PLANNING AND BUILDING CONSERVATION ORGANIZATIONS COUNTY DEPT. OF GENERAL SERVICES, PARKS DIVISION </div> </div>						

PROGRAMS: SCHEDULE FOR COMPLETING RECOMMENDED PROGRAMS

Table 4-2 (Con't)
Schedule for Completing Recommended Programs

AREA/ PRO- GRAM NO.	PROGRAM	RESPONSIBLE AGENCIES	POTENTIAL FUNDING	TIME FRAME	TARGET DATE	PRIORITY
E. COUNTY PARKS, CAYUCOS AND VICINITY						
E1.	RECREATION FACILITY DESIGN	CO. PARKS	COUNTY, FACILITIES FEES	ON- GOING	ON- GOING	HIGH
E2.	CAYUCOS PARKS	CO. PARKS, STATE PARKS, OTHER APPLICABLE AGENCIES	FACILITIES FEES, GRANTS, DEVELOPER	LONG- TERM	2010+	MEDIUM- HIGH
E3.	JOINT USE OF SCHOOL FACILITIES	CO. PARKS, CAYUCOS ELEMENTARY SCHOOL DISTRICT	COUNTY, SCHOOLS	LONG- TERM	2010+	HIGH
F. COUNTY PARKS, LOS OSOS AND VICINITY						
F1.	LOS OSOS PARKS	CO. PARKS, OTHER APPLICABLE AGENCIES	FACILITIES FEES, GRANTS, DEVELOPER	LONG- TERM	2010+	HIGH
F2.	MULTIPLE USE OF DRAINAGE BASINS	CO. PARKS, PUB. WORKS, LOCSD	FACILITIES FEES, DEVELOPER	ON- GOING	ON- GOING	MEDIUM
F3.	JOINT USE OF SCHOOL FACILITIES	CO. PARKS, SAN LUIS COASTAL	COUNTY, SCHOOLS	SHORT- TERM	2005	HIGH
F4.	RECREATION PROGRAM	CO. PARKS	ASSMT. DISTRICT	LONG- TERM	2010+	MEDIUM
<div> <div>CO. PARKS</div> <div>COUNTY DEPT. OF GENERAL SERVICES, PARKS DIVISION</div> <div>PUB. WORKS</div> <div>COUNTY DEPT. OF PUBLIC WORKS</div> <div>LOCSD</div> <div>LOS OSOS COMMUNITY SERVICES DISTRICT</div> <div>SAN LUIS COASTAL</div> <div>SAN LUIS COASTAL UNIFIED SCHOOL DISTRICT</div> </div>						